

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Lea Hill / 62

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 868

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$60,200	\$158,400	\$218,600	\$228,500	95.7%	7.04%
<b>2003 Value</b>	\$62,700	\$164,900	\$227,600	\$228,500	99.6%	6.09%
<b>Change</b>	+\$2,500	+\$6,500	+\$9,000		+3.9%	-0.95%
<b>% Change</b>	+4.2%	+4.1%	+4.1%		+4.1%	-13.49%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.95% and -15.60% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different than the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$66,300	\$149,100	\$215,400
<b>2003 Value</b>	\$69,100	\$155,800	\$224,900
<b>Percent Change</b>	+4.2%	+4.5%	+4.4%

Number of one to three unit residences in the Population: 5454

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the subdivisions of Andrew's Landing, Sunset Meadows, and Kingsley Crest required a greater upward adjustment than other parcels. The subdivisions of Carrington Meadows and Duberry Hill Phase 1 received lesser upward adjustments, and parcels in Campus Rim, Duberry Hill Phase 2 (if less than grade 9), and Erin Glade required slight downward adjustments. In addition, grade 9 houses received a slightly greater upward adjustment than other parcels.

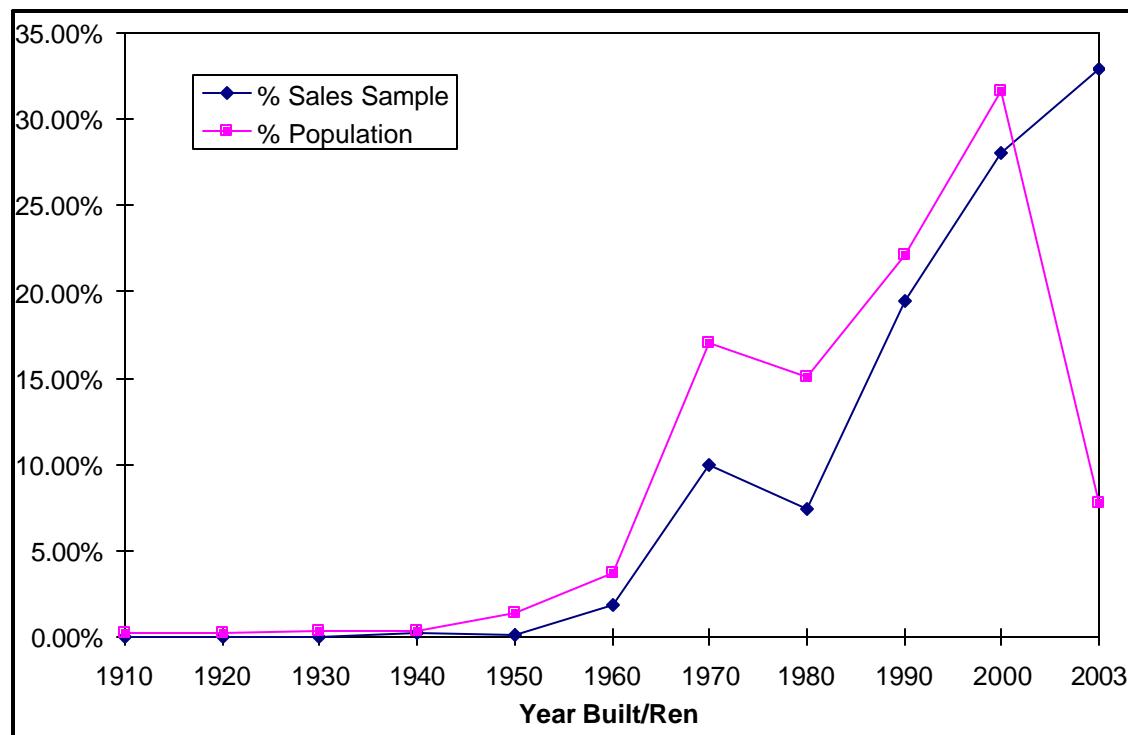
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.23%
1950	1	0.12%
1960	16	1.84%
1970	87	10.02%
1980	64	7.37%
1990	169	19.47%
2000	243	28.00%
2003	286	32.95%
	868	

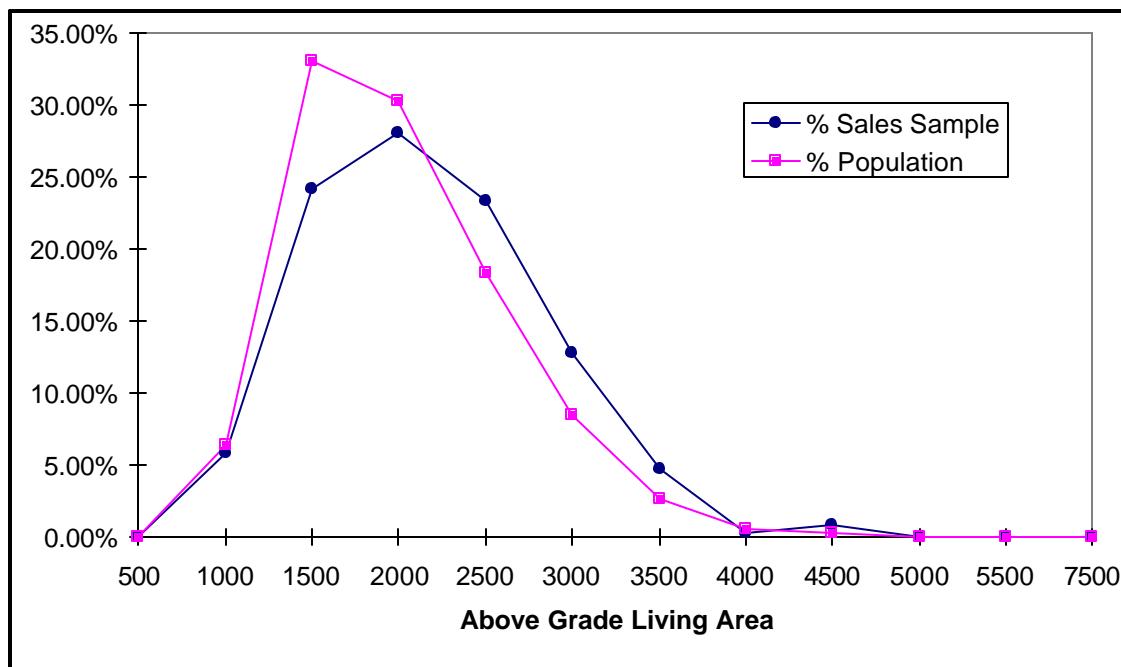
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	14	0.26%
1920	14	0.26%
1930	21	0.39%
1940	22	0.40%
1950	76	1.39%
1960	200	3.67%
1970	930	17.05%
1980	824	15.11%
1990	1205	22.09%
2000	1724	31.61%
2003	424	7.77%
	5454	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of houses older than 2 years are slightly under-represented in comparison.

### **Sales Sample Representation of Population - Above Grade Living Area**

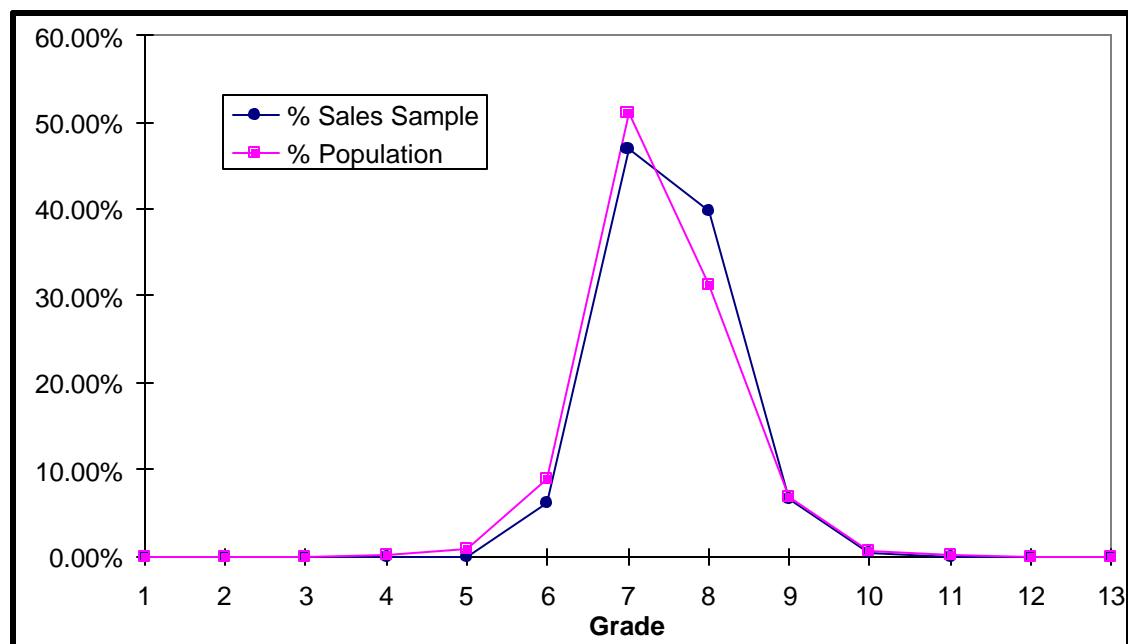
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.04%
1000	50	5.76%	1000	348	6.38%
1500	210	24.19%	1500	1806	33.11%
2000	244	28.11%	2000	1650	30.25%
2500	203	23.39%	2500	998	18.30%
3000	111	12.79%	3000	461	8.45%
3500	41	4.72%	3500	141	2.59%
4000	2	0.23%	4000	28	0.51%
4500	7	0.81%	4500	17	0.31%
5000	0	0.00%	5000	2	0.04%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	0	0.00%
	868			5454	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

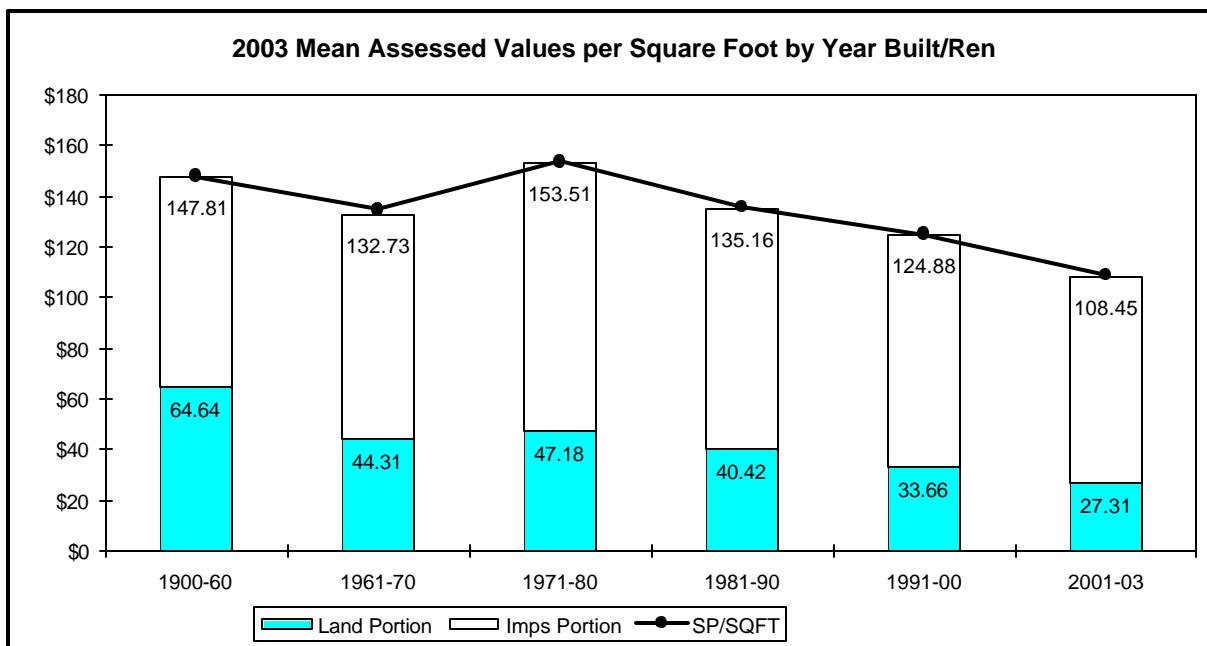
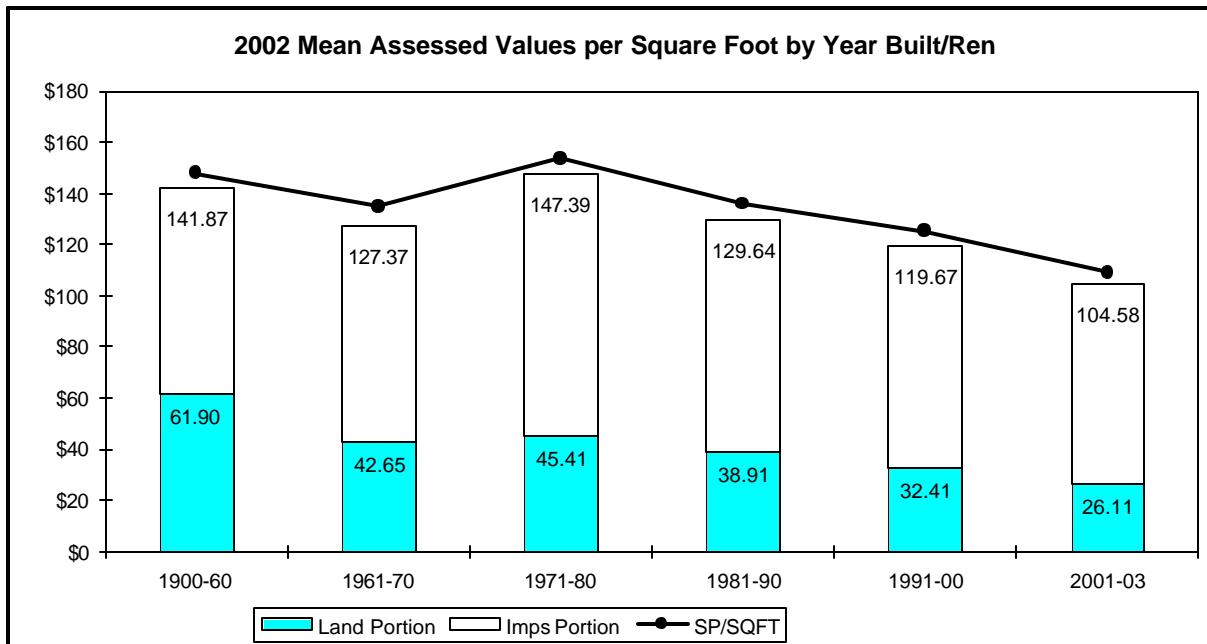
## Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	9	0.17%
5	0	0.00%	5	52	0.95%
6	54	6.22%	6	487	8.93%
7	407	46.89%	7	2790	51.16%
8	346	39.86%	8	1709	31.33%
9	57	6.57%	9	370	6.78%
10	4	0.46%	10	30	0.55%
11	0	0.00%	11	5	0.09%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
	868			5454	



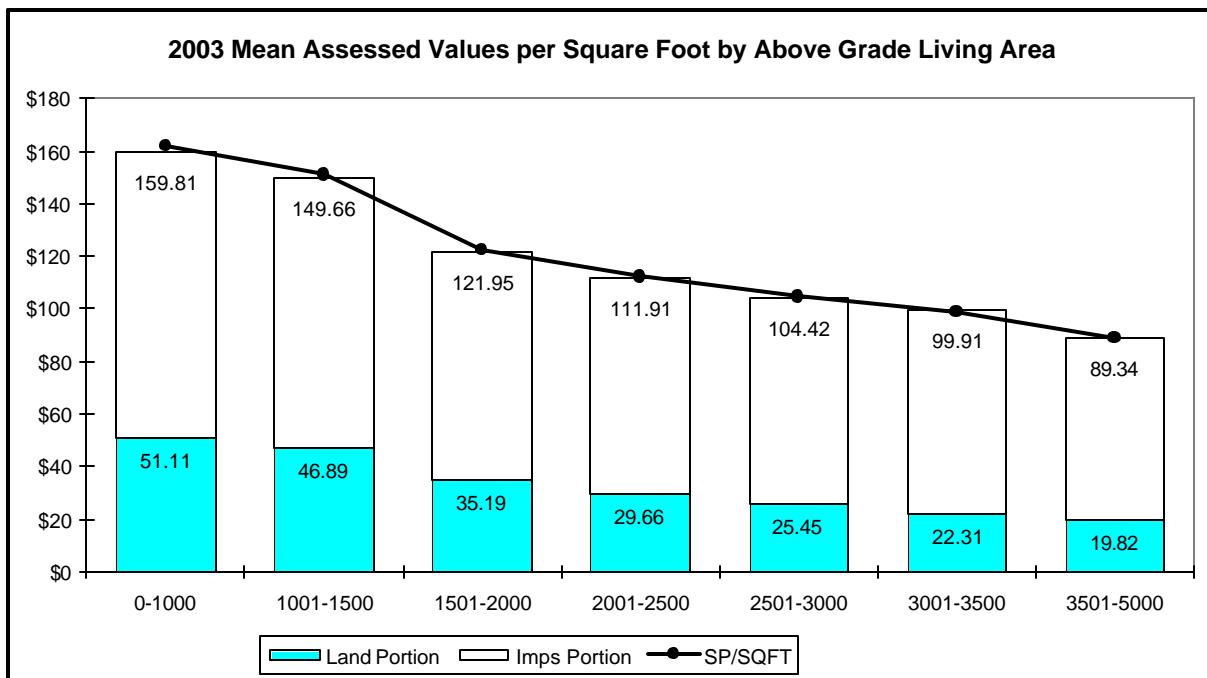
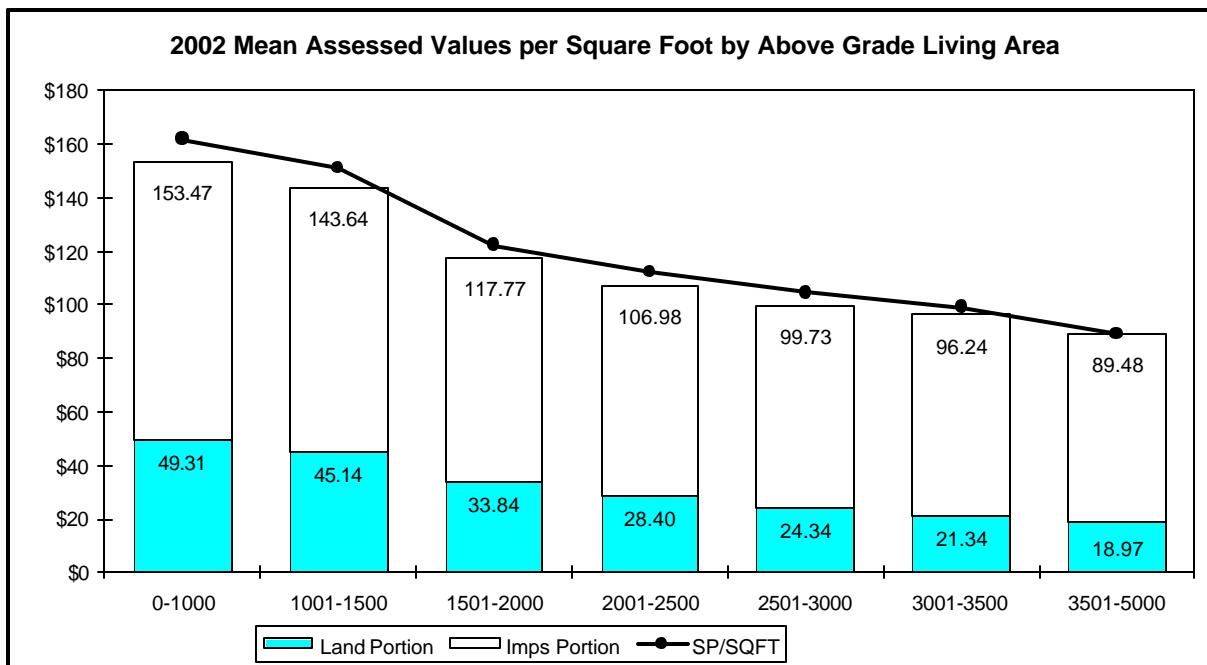
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



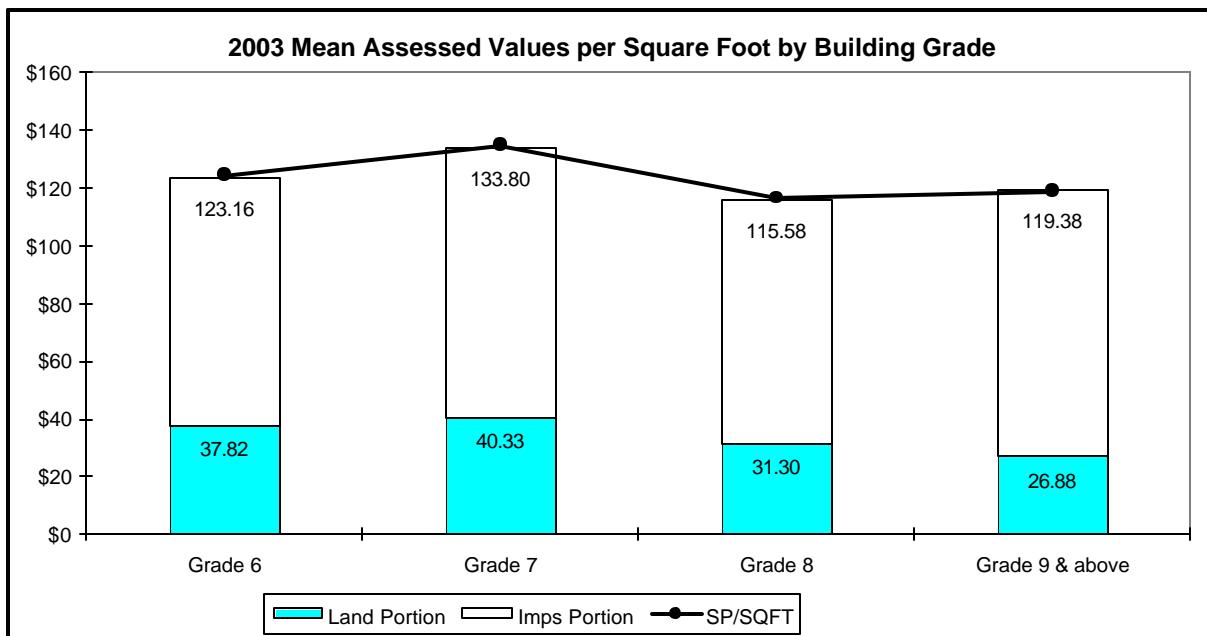
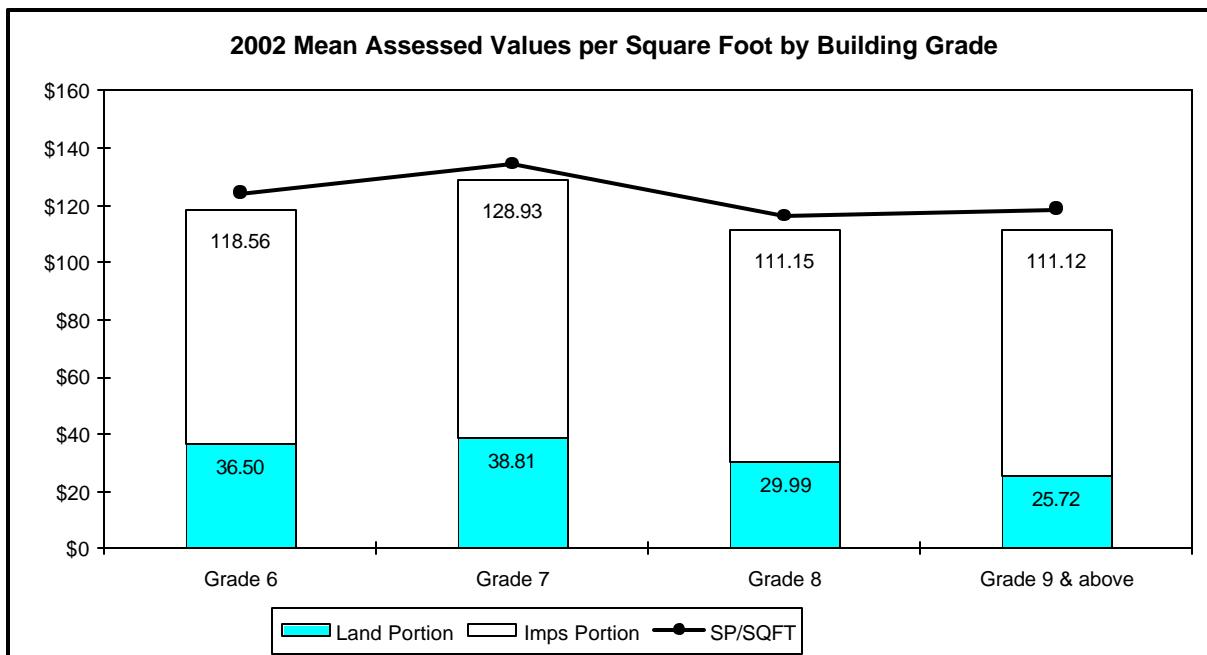
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There were only 4 grade 10's in the sales sample.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 29 usable land sales available in the area, and their 2002 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.2% increase in land assessments in the area for the 2003 Assessment Year. To equalize values with similar subdivisions, parcels in South Ridge Estates (major 788580) and Sunset meadows (major 813350) received a greater upward adjustment to the land than other parcels. The formula is:

2003 Land Value = 2002 Land Value x 1.10 if in major 788580 or 813350; otherwise, 2002 Land Value x 1.05 with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 868 usable residential sales in the area.

### ***Improved Parcel Update (continued)***

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the subdivisions of Andrew's Landing, Sunset Meadows, and Kingsley Crest required a greater upward adjustment than other parcels. The subdivisions of Carrington Meadows and Duberry Hill Phase 1 received lesser upward adjustments, and parcels in Campus Rim, Duberry Hill Phase 2 (if less than grade 9), and Erin Glade required slight downward adjustments. In addition, grade 9 houses received a slightly greater upward adjustment than other parcels.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value /  $(0.9572416 + -0.1017219 \text{ if in Major 022790} + 0.0432874 \text{ if in Major 132197} + 0.07558187 \text{ if in Major 140295} + 0.0348029 \text{ if in Major 211100} + 0.06247307 \text{ if in Major 211101} \text{ and not grade 9} + 0.03889498 \text{ if in Major 237930} + -0.158784 \text{ if in Major 813350} + -0.170351 \text{ if in Major 342205} \text{ and in minor 9075 or minors 9228 through 9235} + -0.0222485 \text{ if Grade 9 and not in Major 022790})$

The resulting total value is rounded down to the next \$1,000, *then:*

$$\text{2003 Improvements Value} = \text{2003 Total Value minus 2003 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.041)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
  - \*If an improvement is coded "% net condition" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample.. The resulting total value is calculated as follows:

2003 Total Value = 2003 Land Value + Previous Improvement Value \* 1.041, with results rounded down to the next \$1,000

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

## Area 62 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

4.47%

<b>Plat022790</b>	
<b>Andrews Landing</b>	<b>Yes</b>
% Adjustment	12.42%
<b>Plat132197</b>	
<b>Campus Rim</b>	<b>Yes</b>
% Adjustment	-4.52%
<b>Plat140295</b>	
<b>Carrington Meadows</b>	<b>Yes</b>
% Adjustment	-7.64%
<b>Plat211100</b>	
<b>Duberry Hill Phase 1</b>	<b>Yes</b>
% Adjustment	-3.66%
<b>Plat211101</b>	
<b>Duberry Hill Phase 2</b>	<b>Yes</b>
% Adjustment	-6.40%
<b>Plat237930</b>	
<b>Erin Glade</b>	<b>Yes</b>
% Adjustment	-4.08%
<b>Plat813350 Sunset Meadows</b>	<b>Yes</b>
% Adjustment	20.77%
<b>KingsleyCrest</b>	<b>Yes</b>
% Adjustment	22.62%
<b>Grade9</b>	<b>Yes</b>
% Adjustment	2.49%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house in the Andrew's Landing subdivision would receive an *approximate* upward adjustment of 16.89% (4.47% + 12.42%)

A grade 9 house would receive an approximate upward adjustment of 6.96% (4.47% + 2.49%). The grade 9 adjustment is not applied to grade 9 houses in Andrew's Landing. It is, however, applied to grade 9's in Duberry Hill Phase 2; in this case the subdivision adjustment is not applied.

A house in Duberry Hill Phase 2 that is not a grade 9 would receive an approximate downward adjustment of -1.93 (4.47% - 6.40%). A grade 9 in that subdivision would receive an approximate upward adjustment of 6.96% (4.47% + 2.49%).

89% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 62 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
022790	Andrew's Landing	6	10	60.0%	NW-33-22-5	10	9	2001 thru 2002	SE 277 <sup>th</sup> ST & 120 <sup>th</sup> AV SE
132197	Campus Rim	20	33	60.1%	SE 8-21-5	11	8	2000 thru 2001	SE 316 <sup>th</sup> PL & 112 <sup>th</sup> AV SE
140295	Carrington Meadows	10	22	45.5%	SE 5-21-5	10	8	2002	SE 304 <sup>th</sup> St & 112 <sup>th</sup> AV SE
211100	Duberry Hill Phase 1	67	91	73.6%	SE 4-21-5	10	8	2000 thru 2002	SE 288 <sup>th</sup> PI & 124 <sup>th</sup> AV SE
211101	Duberry Hill Phase 2 *	38	53	71.7%	SE 4-21-5	10	6 thru 8	2001 thru 2002	SE 299 <sup>th</sup> ST & 132 <sup>nd</sup> AV SE
237930	Erin Glade	27	32	84.3%	NE 32-22-5	10	8	2000 thru 2002	SE 274 <sup>th</sup> St & 111 <sup>th</sup> PL SE
813350	Sunset Meadows	12	17	70.6%	SE 33-22-5	10	8	2001 thru 2002	SE 282 <sup>nd</sup> St & 132 <sup>nd</sup> AV SE
342205	Kingsley Crest **	9	9	100%	SE 34-22-5	10	8	2001 thru 2002	SE 283 <sup>rd</sup> PI & 144 <sup>th</sup> AV SE

\*The variable for Duberry Hill Phase 2 excludes all grade 9's in this plat.

\*\*The variable for Kingsley Crest in includes only minor number 9075 and 9228 through 9235.

## Area 62 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.6%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	54	0.960	0.995	3.6%	0.969	1.020
7	407	0.961	0.995	3.5%	0.989	1.001
8	346	0.957	0.995	4.0%	0.989	1.001
9 and above	61	0.937	1.008	7.5%	0.993	1.022
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1960	19	0.962	1.002	4.2%	0.951	1.053
1961-1970	87	0.947	0.987	4.2%	0.967	1.006
1971-1980	64	0.959	0.999	4.2%	0.979	1.020
1981-1990	147	0.956	0.997	4.3%	0.986	1.007
1991-2000	265	0.957	0.999	4.4%	0.992	1.006
after 2000	286	0.959	0.995	3.8%	0.990	0.999
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	840	0.957	0.996	4.1%	0.992	1.000
Good	25	0.945	0.985	4.2%	0.948	1.021
Very Good	3	0.978	1.019	4.1%	0.667	1.370
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	307	0.955	0.994	4.1%	0.986	1.003
1.5	11	0.971	1.011	4.2%	0.943	1.079
2	550	0.957	0.997	4.1%	0.992	1.001
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	50	0.948	0.987	4.1%	0.965	1.010
1001-1500	210	0.950	0.990	4.2%	0.980	1.000
1501-2000	244	0.963	0.997	3.5%	0.990	1.004
2001-2500	203	0.952	0.997	4.7%	0.990	1.004
2501-3000	111	0.953	0.998	4.7%	0.989	1.007
3001-3500	41	0.971	1.008	3.9%	0.990	1.027
over3500	9	1.006	1.003	-0.2%	0.973	1.034

## Area 62 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.6%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	856	0.956	0.995	4.1%	0.991	0.999
Y	12	0.973	1.036	6.5%	0.985	1.088
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	868	0.957	0.996	4.1%	0.992	1.000
Y	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
10	597	0.957	0.997	4.1%	0.992	1.001
11	271	0.955	0.995	4.2%	0.987	1.003
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-5000	73	0.978	0.998	2.0%	0.983	1.014
5001-8000	158	0.949	1.002	5.6%	0.993	1.012
8001-12000	540	0.960	0.995	3.7%	0.990	0.999
12001-16000	25	0.940	0.979	4.2%	0.944	1.014
16001-43559	35	0.921	0.990	7.4%	0.959	1.021
1AC-5AC	37	0.959	1.003	4.5%	0.971	1.034
Plat022790 Andrew's Landing	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	862	0.958	0.996	4.0%	0.992	1.000
Y	6	0.857	1.000	16.6%	0.958	1.043
Plat132197 Campus Rim	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	848	0.956	0.996	4.2%	0.992	1.000
Y	20	1.000	0.995	-0.5%	0.979	1.011
Plat140295 Carrington Meadows	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	858	0.956	0.996	4.2%	0.992	1.000
Y	10	1.032	0.997	-3.4%	0.986	1.008

## Area 62 Annual Update Ratio Confidence Intervals

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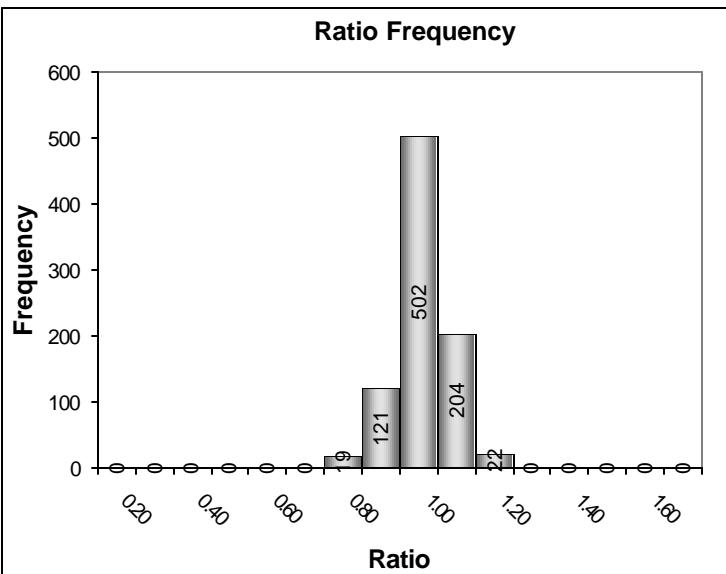
It is difficult to draw valid conclusions when the sales count is low.

Plat211100 Duberry Hill Phase 1	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	801	0.954	0.996	4.5%	0.992	1.001
Y	67	0.990	0.996	0.7%	0.986	1.007
Plat211101 Duberry Hill Phase 2	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	830	0.953	0.996	4.5%	0.992	1.000
Y	38	1.019	0.998	-2.1%	0.988	1.007
Plat237930 Erin Glade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	840	0.955	0.996	4.3%	0.992	1.000
Y	28	0.993	0.993	0.0%	0.972	1.014
Plat813350 Sunset Meadows	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	856	0.960	0.996	3.8%	0.992	1.000
Y	12	0.797	0.997	25.0%	0.970	1.024
Kingsley Crest	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	859	0.959	0.996	3.9%	0.992	1.000
Y	9	0.787	0.998	26.9%	0.992	1.005

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> District 3 / Team - 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 1/15/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> Area 62 - Lea Hill	<b>Appr ID:</b> DGIB	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	868		
<b>Mean Assessed Value</b>	218,600		
<b>Mean Sales Price</b>	228,500		
<b>Standard Deviation AV</b>	51.781		
<b>Standard Deviation SP</b>	54.782		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.960		
<b>Median Ratio</b>	0.960		
<b>Weighted Mean Ratio</b>	0.957		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.745		
<b>Highest ratio:</b>	1.183		
<b>Coefficient of Dispersion</b>	5.44%		
<b>Standard Deviation</b>	0.068		
<b>Coefficient of Variation</b>	7.04%		
<b>Price Related Differential (PRD)</b>	1.003		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.955		
<i>Upper limit</i>	0.965		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.955		
<i>Upper limit</i>	0.964		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5454		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.068		
<b>Recommended minimum:</b>	7		
<b>Actual sample size:</b>	868		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	427		
# ratios above mean:	441		
<i>Z:</i>	0.475		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



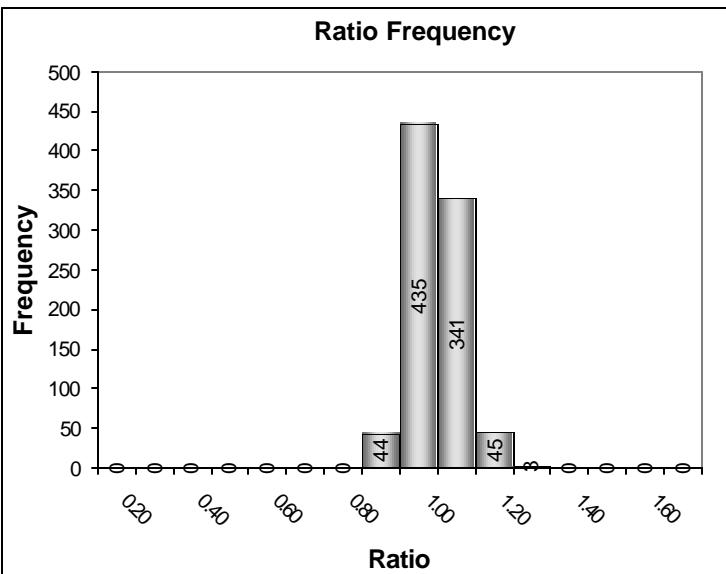
### COMMENTS:

1 to 3 Unit Residences throughout area 62

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> District 3 / Team - 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 1/15/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> Area 62 - Lea Hill	<b>Appr ID:</b> DGIB	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	868		
<b>Mean Assessed Value</b>	227,600		
<b>Mean Sales Price</b>	228,500		
<b>Standard Deviation AV</b>	55.481		
<b>Standard Deviation SP</b>	54.782		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.995		
<b>Weighted Mean Ratio</b>	0.996		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.808		
<b>Highest ratio:</b>	1.232		
<b>Coefficient of Dispersion</b>	4.51%		
<b>Standard Deviation</b>	0.061		
<b>Coefficient of Variation</b>	6.09%		
<b>Price Related Differential (PRD)</b>	1.002		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	0.999		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.002		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5454		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.061		
<b>Recommended minimum:</b>	6		
<b>Actual sample size:</b>	868		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	457		
# ratios above mean:	411		
<i>Z:</i>	1.561		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 62

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	200550	0210	5/29/01	132000	860	0	6	1961	3	9638	N	N	27204 118TH AV SE
10	200560	0080	11/20/02	167720	860	0	6	1962	3	10248	N	N	11604 SE 272ND PL
10	200560	0200	12/22/01	169500	860	860	6	1963	3	11900	N	N	27204 116TH PL SE
10	200570	0050	11/26/02	143000	860	0	6	1962	3	9760	N	N	11811 SE 276TH ST
10	200580	0290	4/9/02	154770	860	0	6	1962	3	11340	N	N	27504 117TH AV SE
10	200540	0010	7/20/01	162700	910	0	6	1960	3	10125	N	N	27207 122ND AV SE
10	200530	0115	1/29/01	137500	990	0	6	1959	3	12635	N	N	27242 122ND AV SE
10	679220	0130	10/25/01	173500	1110	0	6	1950	3	49222	N	N	24727 135TH AV SE
10	200560	0320	4/16/01	124500	1130	0	6	1962	3	11985	N	N	27204 117TH AV SE
10	200550	0080	1/16/02	151000	1170	0	6	1961	4	9760	N	N	11720 SE 272ND PL
10	200530	0045	9/7/01	171000	1260	0	6	1958	4	11590	N	N	27244 123RD AV SE
10	282205	9235	1/2/01	139000	1370	0	6	1967	3	9000	N	N	27011 124TH AV SE
10	200530	0100	7/13/01	167800	1480	0	6	1959	3	12350	N	N	27243 123RD AV SE
10	200530	0110	6/25/01	185000	1700	0	6	1959	4	12635	N	N	27252 122ND AV SE
10	716220	0050	12/10/02	188200	1720	0	6	1955	3	35163	N	N	15404 SE 275TH ST
10	200550	0340	7/19/01	159500	1940	0	6	1961	3	11850	N	N	11817 SE 272ND PL
10	211101	0920	6/25/02	220243	2120	0	6	2002	3	3400	N	N	SE 296TH WY
10	211101	0940	7/9/02	218104	2120	0	6	2002	3	3400	N	N	SE 296TH WY
10	883040	0108	5/29/02	179950	2290	0	6	1962	3	11000	N	N	26530 114TH AV SE
10	211101	0950	5/30/02	239251	2420	0	6	2002	3	3400	N	N	12828 SE 296TH WY
10	152280	0090	6/19/01	151000	820	340	7	1973	3	10260	N	N	15003 SE 276TH PL
10	546640	0040	10/28/02	180000	820	440	7	1982	3	6285	N	N	27307 137TH AV SE
10	546640	0140	10/9/01	182500	820	0	7	1983	3	5375	N	N	27401 137TH AV SE
10	434500	0050	1/25/01	179000	860	440	7	1996	3	14197	N	N	26400 118TH PL SE
10	679220	0420	10/8/02	240000	860	180	7	1977	3	49222	N	N	13315 SE 278TH ST
10	434500	0170	9/30/02	174000	880	440	7	1995	3	15236	N	N	11721 SE 264TH ST
10	761410	0040	11/27/01	181000	890	0	7	1981	3	8100	N	N	14402 SE 274TH CT
10	546610	0010	5/2/02	166950	940	0	7	1967	3	11354	N	N	27674 144TH AV SE
10	546640	0080	2/12/01	185000	940	0	7	1982	3	17968	N	N	13616 SE 273RD CT
10	546640	0540	3/12/01	168000	940	280	7	1983	3	6553	N	N	13718 SE 273RD ST
10	383062	0130	1/17/01	179950	950	180	7	1978	3	7210	N	N	27617 123RD AV SE
10	152280	0060	1/24/01	130000	980	0	7	1972	3	10260	N	N	15020 SE 276TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	152280	0060	10/23/01	159950	980	0	7	1972	3	10260	N	N	15020 SE 276TH PL
10	809140	0040	8/29/01	177000	990	0	7	1983	3	7258	N	N	27814 130TH AV SE
10	352205	9077	2/21/02	205000	1020	350	7	1960	3	88426	N	N	15414 SE 280TH ST
10	383060	0210	10/9/01	215000	1040	380	7	1976	3	7840	N	N	12537 SE 277TH PL
10	383062	0750	3/21/01	184000	1040	480	7	1978	3	7242	N	N	12325 SE 277TH PL
10	383062	0360	10/18/01	198000	1060	730	7	1978	3	7100	N	N	12125 SE 276TH PL
10	383062	0380	3/21/01	202000	1060	720	7	1978	3	7200	N	N	12211 SE 276TH PL
10	809140	0160	2/13/01	160000	1070	0	7	1984	3	6700	N	N	27736 131ST CT SE
10	809140	0200	4/19/01	157000	1070	0	7	1985	3	9643	N	N	13105 SE 277TH PL
10	809140	0330	11/7/01	183500	1070	0	7	1985	3	7985	N	N	27630 130TH AV SE
10	809141	0560	8/9/01	183950	1070	450	7	1987	3	7200	N	N	27902 128TH PL SE
10	383060	0300	5/23/02	192550	1080	530	7	1976	3	8000	N	N	27624 125TH AV SE
10	383061	0050	7/23/02	182000	1080	530	7	1976	3	7200	N	N	12623 SE 277TH PL
10	383061	0100	6/25/01	200000	1080	850	7	1976	3	7425	N	N	27628 127TH AV SE
10	383061	0370	2/27/01	195000	1080	850	7	1976	3	7000	N	N	27709 126TH CT SE
10	809140	0930	11/6/01	138000	1080	0	7	1981	3	9057	N	N	12904 SE 278TH ST
10	809141	0790	10/22/02	166500	1080	270	7	1985	3	7200	N	N	28033 129TH PL SE
10	080800	0130	11/22/02	204000	1100	1060	7	1967	3	9090	N	N	12553 SE 270TH ST
10	282205	9163	5/24/01	143000	1100	0	7	1961	3	10890	N	N	27042 124TH AV SE
10	664850	0140	4/11/02	205000	1100	530	7	1979	3	14450	N	N	27448 147TH AV SE
10	761410	0070	9/19/01	180000	1100	0	7	1981	3	8925	N	N	14412 SE 274TH PL
10	434500	0350	1/10/02	206000	1120	300	7	1998	3	8510	N	N	26515 118TH WY SE
10	434500	0380	12/5/01	219000	1120	790	7	1996	3	7960	N	N	11629 SE 265TH PL
10	434500	0520	11/21/01	225000	1120	790	7	1996	3	5949	N	N	26426 117TH AV SE
10	383064	0250	6/21/02	205000	1130	560	7	1987	3	6201	N	N	27916 122ND PL SE
10	383062	0200	10/8/02	186000	1140	310	7	1978	3	12700	N	N	12133 SE 276TH PL
10	320450	0360	5/28/02	172500	1150	0	7	1978	3	11970	N	N	30049 108TH AV SE
10	387676	0570	3/21/01	213000	1160	730	7	1997	3	6066	N	N	27028 115TH AV SE
10	546640	0460	12/6/02	198000	1160	260	7	1987	3	5777	N	N	13725 SE 273RD ST
10	383064	0170	8/10/01	196950	1170	280	7	1987	3	5988	N	N	27935 123RD PL SE
10	080780	0160	5/16/02	166000	1180	0	7	1964	3	10400	N	N	27031 125TH AV SE
10	184160	0020	5/1/01	178900	1180	0	7	1965	3	15300	N	N	11212 SE 284TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	809140	0320	4/4/02	212000	1190	0	7	1985	3	10324	N	N	27638 130TH AV SE
10	383064	0040	7/23/01	184950	1200	0	7	1987	3	6600	N	N	27932 123RD PL SE
10	546650	0010	5/22/01	179000	1200	0	7	1967	3	10854	N	N	27229 141ST AV SE
10	809140	0890	5/28/02	197000	1210	310	7	1984	3	6825	N	N	12922 SE 278TH ST
10	809140	0960	9/21/01	159000	1210	0	7	1982	3	7215	N	N	12919 SE 278TH ST
10	630600	0170	1/19/01	179900	1230	0	7	1994	3	7840	N	N	11219 SE 264TH PL
10	184140	0180	2/12/02	192000	1240	0	7	1961	3	28674	N	N	10980 SE 284TH ST
10	383064	0080	11/13/02	192500	1240	0	7	1988	3	5782	N	N	27908 123RD PL SE
10	679220	0250	7/16/01	189950	1240	0	7	1952	3	44866	N	N	13404 SE 278TH ST
10	809140	0300	5/29/01	180000	1240	0	7	1982	3	6750	N	N	13012 SE 277TH PL
10	809140	0450	9/17/02	180000	1240	0	7	1984	3	7285	N	N	12726 130TH AV SE
10	184150	0030	8/26/02	239950	1250	660	7	1962	3	50094	N	N	10656 SE 287TH ST
10	387676	0650	12/2/02	209000	1250	0	7	1998	3	7085	N	N	27109 116TH PL SE
10	042105	9045	11/18/02	175450	1270	0	7	1961	3	14850	N	N	12422 SE 288TH PL
10	546640	0490	7/19/01	180000	1270	0	7	1985	3	8153	N	N	13737 SE 273RD ST
10	080780	0150	1/3/01	167900	1280	0	7	1963	3	10400	N	N	27039 125TH AV SE
10	155870	0080	7/9/02	200000	1280	0	7	1998	3	6098	N	N	11206 SE 264TH ST
10	155870	0090	11/26/02	203500	1280	0	7	1998	3	5855	N	N	11210 SE 264TH ST
10	155870	0100	6/28/02	205600	1280	0	7	1998	3	5762	N	N	11212 SE 264TH ST
10	155870	0110	5/30/01	195950	1280	0	7	1998	3	5155	N	N	11214 SE 264TH ST
10	032105	9059	9/25/02	300000	1290	0	7	1960	4	189486	N	N	29712 138TH AV SE
10	354600	0050	10/24/02	203000	1290	410	7	1987	3	7325	N	N	27425 124TH PL SE
10	870010	0120	6/18/01	189900	1290	410	7	1990	3	6417	N	N	26719 110TH AV SE
10	354600	0530	3/19/02	205000	1300	0	7	1986	3	7226	N	N	12502 SE 273RD PL
10	546640	0160	1/24/01	195000	1300	380	7	1986	3	6242	N	N	13709 SE 274TH ST
10	630600	0110	3/20/01	197455	1300	340	7	1994	3	7567	N	N	11321 SE 264TH PL
10	787900	0100	11/4/02	225000	1300	310	7	1996	3	7347	N	N	11631 SE 269TH ST
10	354600	0480	5/23/02	208000	1310	680	7	1986	3	10756	N	N	12414 SE 273RD PL
10	546642	0030	8/14/02	209990	1310	0	7	1994	3	6564	N	N	13701 SE 275TH PL
10	546642	0090	2/27/01	215000	1310	0	7	1994	3	5050	N	N	13803 SE 275TH PL
10	546642	0130	10/10/01	236000	1310	830	7	1994	3	5052	N	N	13827 SE 275TH PL
10	546642	0420	6/20/02	214000	1310	400	7	1995	3	5309	N	N	13816 SE 275TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	354600	0420	2/4/02	196000	1320	700	7	1985	3	7224	N	N	27416 125TH CT SE
10	546640	0440	6/19/01	175000	1320	290	7	1985	3	6043	N	N	27314 137TH AV SE
10	184140	0200	11/14/02	235500	1340	970	7	1959	4	24450	N	N	10997 SE 284TH ST
10	221250	0190	7/12/02	183000	1340	0	7	1971	4	14840	N	N	10813 SE 299TH PL
10	383063	0470	4/25/02	192000	1340	0	7	1988	3	5782	N	N	12027 SE 281ST CT
10	354600	0490	1/31/02	208150	1350	710	7	1987	3	7251	N	N	12418 SE 273RD PL
10	221240	0330	8/22/02	219990	1360	480	7	1966	4	13493	N	N	29720 110TH AV SE
10	383060	0130	5/7/02	187000	1360	0	7	1976	3	8000	N	N	12403 SE 277TH PL
10	383060	0340	12/13/02	187000	1360	0	7	1976	3	10800	N	N	12515 SE 276TH PL
10	383061	0180	5/21/02	179000	1360	0	7	1977	3	7000	N	N	12610 SE 276TH PL
10	383061	0270	8/21/01	179950	1360	0	7	1977	3	7700	N	N	12641 SE 276TH PL
10	434500	0090	11/14/02	199500	1360	0	7	1994	3	5754	N	N	26424 118TH PL SE
10	434500	0130	7/29/02	193500	1360	0	7	1994	3	7137	N	N	26413 118TH PL SE
10	200530	0005	12/11/02	182000	1370	0	7	1958	3	13175	N	N	27205 124TH AV SE
10	354600	0700	5/2/01	179500	1390	0	7	1986	3	7234	N	N	12435 SE 273RD PL
10	630600	0190	8/14/02	194500	1390	0	7	1994	3	7049	N	N	11213 SE 264TH PL
10	546620	0180	9/19/02	196000	1400	0	7	1969	3	13440	N	N	14641 SE 276TH PL
10	354600	0130	7/10/02	179950	1410	0	7	1986	3	7199	N	N	12427 SE 275TH PL
10	354600	0190	8/26/02	187500	1410	0	7	1985	3	8718	N	N	27420 126TH PL SE
10	354600	0400	3/28/01	179950	1410	0	7	1985	3	8607	N	N	27419 125TH CT SE
10	383064	0470	3/22/01	186900	1410	0	7	1987	3	5774	N	N	27817 121ST PL SE
10	434530	0180	11/26/02	201000	1410	0	7	1994	3	10577	N	N	26504 115TH PL SE
10	546873	0150	12/12/02	200000	1410	0	7	1994	3	7646	N	N	14822 SE 278TH ST
10	870011	0300	11/8/02	219950	1410	500	7	1988	3	7946	N	N	26908 111TH PL SE
10	870011	0400	11/7/01	235000	1410	1010	7	1991	3	7725	N	N	27001 114TH AV SE
10	184160	0300	6/27/02	299950	1420	1240	7	1963	3	36900	N	N	11249 SE 286TH ST
10	354600	0040	4/11/02	197500	1420	0	7	1988	3	7325	N	N	27419 124TH PL SE
10	354600	0340	3/21/02	189500	1420	0	7	1986	3	7205	N	N	27418 124TH PL SE
10	387676	0100	5/30/02	223000	1420	630	7	1997	3	6033	N	N	27120 115TH AV SE
10	387676	0580	9/20/01	219950	1420	630	7	1997	3	6300	N	N	27026 115TH AV SE
10	664850	0630	12/9/02	200000	1420	0	7	1979	3	7400	N	N	14612 SE 275TH PL
10	870010	0370	6/27/01	189500	1420	0	7	1989	3	5999	N	N	11209 SE 267TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	221260	0340	5/2/02	192000	1430	0	7	1967	4	13130	N	N	11020 SE 294TH ST
10	383064	0400	1/10/01	184900	1430	0	7	1987	3	6959	N	N	27806 121ST PL SE
10	184140	0260	12/11/01	315000	1440	500	7	1961	3	135036	N	N	10901 SE 284TH ST
10	809141	0550	8/27/01	185000	1440	0	7	1987	3	7200	N	N	27908 128TH PL SE
10	870010	0310	7/26/01	214000	1440	500	7	1989	3	5839	N	N	11245 SE 267TH PL
10	870011	0170	3/5/01	185000	1440	0	7	1992	3	6948	N	N	26831 111TH CT SE
10	870012	0380	5/23/02	205000	1440	340	7	1991	3	6000	N	N	27028 111TH PL SE
10	155870	0130	11/14/02	230000	1450	900	7	1998	3	6435	N	N	11220 SE 264TH ST
10	387676	0520	8/19/02	220500	1450	0	7	1996	3	7110	N	N	26929 115TH AV SE
10	542080	0060	5/20/02	212790	1460	480	7	1989	3	6629	N	N	28103 123RD PL SE
10	383064	0260	4/25/02	194000	1490	0	7	1987	3	6684	N	N	27910 122ND PL SE
10	342205	9056	4/26/01	165000	1500	0	7	1956	3	40687	N	N	28024 132ND AV SE
10	042105	9039	10/15/01	211500	1510	0	7	1959	4	29700	N	N	12459 SE 288TH PL
10	434500	0200	4/15/02	207500	1510	0	7	1998	3	7570	N	N	11705 SE 264TH ST
10	052105	9170	3/7/02	202000	1520	0	7	1997	3	11250	N	N	30113 112TH AV SE
10	679220	0460	6/21/02	195000	1530	730	7	1974	3	21895	N	N	13525 SE 278TH ST
10	787900	0120	3/18/02	198000	1530	0	7	1996	3	9297	N	N	11624 SE 269TH ST
10	546642	0500	6/25/02	205000	1540	0	7	1994	3	5639	N	N	27520 137TH AV SE
10	383064	0410	11/22/02	209500	1550	0	7	1987	3	6998	N	N	27732 121ST PL SE
10	794230	0040	7/11/02	199000	1550	0	7	1967	3	11979	N	N	27049 118TH PL SE
10	383064	0480	1/16/02	208000	1560	0	7	1987	3	6091	N	N	12116 SE 280TH ST
10	383064	0620	8/27/01	199950	1560	0	7	1987	3	6938	N	N	12031 SE 280TH ST
10	630600	0200	10/23/02	214950	1560	0	7	1994	3	8186	N	N	11211 SE 264TH PL
10	320450	0150	10/10/01	168000	1570	0	7	1967	3	12635	N	N	30005 108TH AV SE
10	794230	0100	1/16/01	182000	1570	0	7	1968	3	11273	N	N	27024 118TH PL SE
10	383062	0570	4/17/02	199000	1580	0	7	1978	3	9200	N	N	27629 120TH PL SE
10	383063	0200	8/6/02	195000	1580	0	7	1988	3	6025	N	N	28027 122ND PL SE
10	383061	0380	8/21/01	178950	1590	0	7	1976	3	7350	N	N	12612 SE 277TH PL
10	542080	0110	1/25/02	198000	1610	0	7	1989	3	6866	N	N	28122 122ND PL SE
10	383062	0480	6/18/01	194900	1620	0	7	1979	3	9555	N	N	27647 121ST PL SE
10	383064	0150	2/9/01	192500	1630	0	7	1987	3	6000	N	N	27923 123RD PL SE
10	377500	0030	11/11/02	209950	1640	0	7	1995	3	5461	N	N	11420 SE 264TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	546641	0190	6/19/01	194950	1640	0	7	1992	3	6784	N	N	27501 137TH AV SE
10	546641	0320	3/14/01	205000	1640	0	7	1992	3	5391	N	N	27519 139TH CT SE
10	546642	0160	11/12/02	206000	1640	0	7	1994	3	4853	N	N	14020 SE 276TH ST
10	222180	0020	6/22/01	245000	1650	930	7	1993	3	9262	N	N	27109 109TH CT SE
10	809141	0080	9/18/01	195000	1650	0	7	1986	3	7807	N	N	13030 SE 279TH PL
10	870010	0110	2/19/02	190000	1650	0	7	1989	3	8077	N	N	26713 110TH AV SE
10	870011	0020	4/22/02	212000	1650	0	7	1989	3	5994	N	N	11320 SE 269TH ST
10	870011	0230	9/27/01	197500	1650	0	7	1988	3	5964	N	N	11007 SE 269TH ST
10	870012	0120	7/22/02	217950	1650	0	7	1990	3	6029	N	N	11015 SE 270TH ST
10	387676	0060	10/25/02	220000	1660	0	7	1997	3	6056	N	N	27129 115TH AV SE
10	387676	0210	8/20/02	217500	1660	0	7	1996	3	6600	N	N	26920 115TH PL SE
10	387676	0250	9/30/02	218000	1660	0	7	1996	3	6809	N	N	26830 115TH PL SE
10	387676	0330	12/20/01	209000	1660	0	7	1996	3	9291	N	N	26809 115TH PL SE
10	434530	0020	6/4/01	208000	1660	0	7	1994	3	6531	N	N	26511 114TH PL SE
10	434530	0090	3/14/01	200000	1660	0	7	1994	3	6757	N	N	11421 SE 265TH ST
10	809140	0790	11/14/01	205000	1670	0	7	1984	3	8141	N	N	12920 SE 277TH ST
10	354600	0540	9/17/02	240950	1680	0	7	1986	3	7226	N	N	12508 SE 273RD PL
10	354600	0630	1/3/01	189000	1680	0	7	1985	3	8304	N	N	12606 SE 274TH ST
10	383064	0190	11/6/01	199650	1680	0	7	1987	3	6443	N	N	27947 123RD PL SE
10	383064	0230	6/7/02	208000	1680	0	7	1987	3	6245	N	N	27928 122ND PL SE
10	354600	0020	7/12/02	189950	1690	0	7	1986	3	7325	N	N	27407 124TH PL SE
10	354600	0170	2/1/02	205000	1690	0	7	1986	3	9018	N	N	12515 SE 275TH PL
10	354600	0210	1/3/02	205000	1690	0	7	1986	3	7240	N	N	27408 126TH PL SE
10	221250	0150	11/26/02	189500	1700	0	7	1962	3	13300	N	N	29705 110TH AV SE
10	383063	0540	8/12/02	212700	1700	0	7	1987	3	6721	N	N	28037 121ST AV SE
10	809140	0230	2/9/01	164950	1700	0	7	1984	3	10201	N	N	13117 SE 277TH PL
10	546641	0210	4/12/02	205000	1710	0	7	1993	3	5060	N	N	13711 SE 275TH ST
10	809140	0760	6/28/01	199900	1710	0	7	1989	3	7230	N	N	27631 130TH AV SE
10	809141	0930	12/18/01	208000	1710	0	7	1986	3	10341	N	N	12736 SE 282ND WY
10	870012	0010	7/27/01	224000	1720	340	7	1989	3	7273	N	N	26905 109TH PL SE
10	870012	0030	5/6/02	225000	1720	340	7	1990	3	8005	N	N	26917 109TH PL SE
10	354600	0760	11/19/01	196000	1730	0	7	1985	3	8161	N	N	12440 SE 274TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	383063	0140	7/27/01	195000	1730	0	7	1987	3	5799	N	N	28057 122ND PL SE
10	546641	0060	12/7/01	203000	1730	0	7	1993	3	5103	N	N	13632 SE 274TH PL
10	809140	0070	10/23/01	199000	1730	0	7	1984	3	7285	N	N	27724 130TH AV SE
10	809140	0290	8/26/02	212000	1730	0	7	1984	3	7000	N	N	13018 SE 277TH PL
10	809140	0340	12/12/01	210000	1730	0	7	1984	3	7488	N	N	27610 129TH CT SE
10	809140	0550	4/23/01	203000	1730	0	7	1984	3	7219	N	N	12741 SE 277TH CT
10	809141	0290	11/22/02	228000	1730	0	7	1985	3	7834	N	N	28029 131ST AV SE
10	211101	0390	8/9/02	212967	1740	0	7	2002	3	5071	N	N	29702 129TH PL SE
10	211101	0610	4/30/02	203890	1740	0	7	2002	3	5541	N	N	129TH PL SE
10	237930	0230	10/1/02	219950	1740	760	7	1973	3	9225	N	N	111TH PL SE
10	546860	0040	7/23/02	199900	1740	0	7	2002	3	7601	N	N	28110 153RD AV SE
10	546642	0290	4/17/02	220000	1750	0	7	1990	3	5460	N	N	27512 140TH AV SE
10	546642	0340	10/28/02	225000	1750	0	7	1990	3	4965	N	N	27531 140TH AV SE
10	809141	0860	2/2/01	199000	1750	0	7	1987	3	7346	N	N	28101 128TH CT SE
10	052105	9169	6/13/02	213000	1760	0	7	1997	3	11250	N	N	30121 112TH AV SE
10	332205	9062	5/23/01	250000	1760	0	7	1963	3	98445	N	N	28021 118TH AV SE
10	546642	0270	6/6/01	200000	1760	0	7	1990	3	5460	N	N	27524 140TH AV SE
10	546640	0520	11/1/02	205000	1770	0	7	1990	3	6825	N	N	13730 SE 273RD ST
10	434500	0120	12/9/02	225000	1780	0	7	1994	3	7908	N	N	26419 118TH PL SE
10	434500	0160	4/23/02	218000	1780	0	7	1994	3	17158	N	N	11727 SE 264TH ST
10	383063	0520	5/16/02	217000	1810	0	7	1988	3	6893	N	N	28051 121ST AV SE
10	387676	0630	8/18/01	215750	1810	0	7	1997	3	7258	N	N	27101 116TH PL SE
10	679220	0455	2/27/02	218500	1820	0	7	1985	3	27215	N	N	13519 SE 278TH ST
10	809141	1050	11/12/01	208000	1830	0	7	1986	3	8115	N	N	13009 SE 282ND WY
10	383064	0210	3/18/02	193950	1850	0	7	1988	3	6149	N	N	27940 122ND PL SE
10	546642	0120	5/1/02	221500	1850	0	7	1993	3	5151	N	N	13821 SE 275TH PL
10	809141	0650	6/20/01	210000	1850	0	7	1986	3	9267	N	N	12741 SE 279TH CT
10	809141	1010	11/15/02	218500	1850	0	7	1985	3	10353	N	N	28205 130TH AV SE
10	870011	0110	5/23/01	224500	1850	0	7	1989	3	5883	N	N	11118 SE 269TH ST
10	870011	0160	4/25/01	196000	1850	0	7	1988	3	6209	N	N	26827 111TH CT SE
10	870011	0200	7/16/02	222900	1850	0	7	1989	3	7448	N	N	26836 110TH AV SE
10	870011	0210	11/11/02	225000	1850	0	7	1988	3	5600	N	N	10927 SE 269TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	870011	0390	12/4/01	225000	1850	0	7	1990	3	6999	N	N	11329 SE 269TH ST
10	870012	0110	9/25/02	230000	1850	0	7	1990	3	6034	N	N	11009 SE 270TH ST
10	387676	0200	5/11/01	215000	1860	0	7	1996	3	6600	N	N	26928 115TH PL SE
10	387676	0240	5/8/02	231500	1860	0	7	1996	3	6746	N	N	26902 115TH PL SE
10	387676	0370	1/16/02	214900	1860	0	7	1996	3	7543	N	N	26825 115TH PL SE
10	387676	0420	7/31/02	235000	1860	0	7	1996	3	6600	N	N	26921 115TH PL SE
10	809141	0030	1/28/02	195000	1860	0	7	1986	3	7726	N	N	13107 SE 279TH PL
10	870010	0410	11/12/02	227000	1860	0	7	1989	3	5999	N	N	11212 SE 268TH ST
10	870010	0610	6/13/02	219995	1860	0	7	1989	3	8034	N	N	11200 SE 268TH ST
10	387676	0030	6/21/02	229950	1870	0	7	1997	3	6550	N	N	27119 115TH AV SE
10	429880	0030	3/11/02	239500	1870	0	7	1995	3	6447	N	N	11419 SE 268TH ST
10	429880	0150	9/19/01	236000	1870	0	7	1995	3	6184	N	N	11420 SE 268TH ST
10	542080	0070	10/26/01	212500	1880	0	7	1989	3	7355	N	N	28107 123RD PL SE
10	383064	0100	8/24/01	218000	1890	0	7	1988	3	5797	N	N	27900 123RD PL SE
10	809141	0520	3/16/01	203000	1900	0	7	1986	3	8509	N	N	12824 SE 280TH ST
10	809141	0420	5/3/01	203500	1910	0	7	1986	3	7210	N	N	28010 129TH PL SE
10	211101	0360	7/22/02	219565	1920	0	7	2002	3	5562	N	N	29726 129TH PL SE
10	211101	0600	7/26/02	220421	1920	0	7	2002	3	4837	N	N	129TH PL SE
10	383063	0050	10/26/01	209900	1930	0	7	1987	3	7644	N	N	28006 122ND PL SE
10	546873	0050	5/1/02	222000	1930	0	7	1993	3	8568	N	N	27719 148TH WY SE
10	600450	0330	4/17/01	236000	1930	0	7	1997	3	7568	N	N	27820 148TH WY SE
10	870010	0170	4/16/01	213950	1930	0	7	1989	3	6831	N	N	26707 112TH AV SE
10	870010	0640	9/30/02	225000	1930	0	7	1989	3	6000	N	N	26820 112TH AV SE
10	679220	0240	8/1/02	267000	1940	0	7	1954	3	49222	N	N	13316 SE 278TH ST
10	809141	0900	5/29/02	215000	1960	0	7	1987	3	9358	N	N	28117 128TH CT SE
10	546642	0010	4/26/01	200000	1970	0	7	1994	3	5026	N	N	27509 137TH AV SE
10	809141	0320	5/25/02	214950	1970	0	7	1987	3	7204	N	N	13020 SE 282ND WY
10	809141	0040	5/24/02	214950	1980	0	7	1985	3	10828	N	N	13111 SE 279TH PL
10	870010	0050	7/17/02	222000	1980	0	7	1990	3	6450	N	N	26710 110TH AV SE
10	600450	0340	8/8/01	272000	1990	0	7	1996	3	7565	N	N	27814 148TH WY SE
10	809141	1100	7/18/01	205950	2000	0	7	1985	3	7225	N	N	13041 SE 282ND WY
10	282205	9323	7/11/02	230400	2020	0	7	1998	3	6000	N	N	26721 119TH AV SE

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**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	546642	0250	1/22/02	232000	2020	0	7	1990	3	6205	N	N	27534 140TH AV SE
10	630600	0010	2/1/01	209000	2030	0	7	1994	3	6000	N	N	11200 SE 264TH PL
10	630600	0050	12/3/01	222000	2030	0	7	1994	3	6000	N	N	11224 SE 264TH PL
10	429880	0070	1/22/02	238500	2050	0	7	1996	3	6414	N	N	26726 115TH AV SE
10	600450	0220	6/14/02	242000	2050	0	7	1996	3	11767	N	N	14881 SE 279TH PL
10	262142	0100	1/21/02	244000	2060	0	7	1999	3	7599	N	N	26822 118TH CT SE
10	429880	0130	7/31/01	250000	2070	0	7	1995	3	6621	N	N	26719 115TH AV SE
10	600450	0060	4/19/02	239999	2080	0	7	1996	3	7154	N	N	27837 148TH WY SE
10	600450	0060	9/16/02	250000	2080	0	7	1996	3	7154	N	N	27837 148TH WY SE
10	184140	0300	5/17/02	265000	2110	0	7	1962	3	49658	N	N	10808 SE 287TH ST
10	546860	0070	8/22/02	232000	2110	0	7	2002	3	7291	N	N	28120 153RD AV SE
10	262140	0050	7/25/01	230000	2120	0	7	1998	3	6581	N	N	26708 118TH WY SE
10	262140	0160	3/15/01	225000	2120	0	7	1997	3	6307	N	N	11826 SE 266TH PL
10	332205	9201	10/3/01	254950	2130	0	7	1999	3	7969	N	N	12326 SE 276TH PL
10	354600	0200	8/15/01	217000	2130	0	7	1986	3	8551	N	N	27414 126TH PL SE
10	032105	9179	6/14/02	288000	2140	0	7	1985	3	30000	N	N	28915 144TH AV SE
10	211101	0680	6/11/02	238775	2140	0	7	2002	3	6256	N	N	12746 SE 298TH PL
10	211101	0410	5/31/02	248131	2200	0	7	2002	3	5019	N	N	29690 129TH PL SE
10	211101	0490	12/18/01	230296	2200	0	7	2001	3	5166	N	N	128TH CT SE
10	211101	0500	11/27/01	233990	2200	0	7	2001	3	6244	N	N	29675 128TH CT SE
10	211101	0560	1/14/02	235127	2200	0	7	2001	3	5551	N	N	29676 128TH CT SE
10	211101	0640	6/11/02	237000	2200	0	7	2002	3	5160	N	N	129TH PL SE
10	262140	0300	11/20/01	235000	2210	0	7	1997	3	6000	N	N	26806 119TH AV SE
10	211101	0540	12/11/01	237041	2240	0	7	2001	3	8320	N	N	128TH CT SE
10	856765	0120	6/7/01	224950	2280	0	7	1994	3	11689	N	N	27735 150TH PL SE
10	032105	9100	9/17/01	226950	2300	0	7	1966	3	49658	N	N	13625 SE 299TH ST
10	125220	0020	5/21/02	264950	2380	0	7	2002	3	7440	N	N	27012 117TH PL SE
10	125220	0130	3/28/02	249950	2380	0	7	2001	3	6181	N	N	27025 117TH PL SE
10	125220	0140	6/24/02	264950	2380	0	7	2002	3	6181	N	N	27019 117TH PL SE
10	125220	0150	3/11/02	249950	2380	0	7	2001	3	6181	N	N	27013 117TH PL SE
10	125220	0160	3/6/02	242500	2380	0	7	2001	3	6911	N	N	27007 117TH PL SE
10	211101	0380	3/4/02	241930	2410	0	7	2001	3	5405	N	N	29710 129TH PL SE

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**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	211101	0620	1/7/02	247126	2410	0	7	2001	3	5817	N	N	29697 129TH PL SE
10	211101	0650	12/24/01	241261	2410	0	7	2001	3	5951	N	N	129TH PL SE
10	211101	0720	4/8/02	246615	2410	0	7	2002	3	6897	N	N	12830 SE 299TH ST
10	600450	0190	11/27/01	267000	2480	0	7	1996	3	17800	N	N	14863 SE 279TH PL
10	600450	0260	6/7/01	237000	2480	0	7	1996	3	7168	N	N	14868 SE 279TH PL
10	600450	0260	10/21/02	261500	2480	0	7	1996	3	7168	N	N	14868 SE 279TH PL
10	211101	0340	1/25/02	251328	2490	0	7	2001	3	8124	N	N	129TH PL SE
10	052105	9031	5/23/01	270000	2540	0	7	1959	3	211701	N	N	29206 112TH AV SE
10	211101	0370	4/8/02	260336	2720	0	7	2002	3	5380	N	N	29718 129TH PL SE
10	211101	0510	12/19/01	254725	2720	0	7	2002	3	5657	N	N	128TH CT SE
10	211101	0520	1/22/02	256826	2720	0	7	2001	3	5220	N	N	29683 128TH CT SE
10	211101	0670	12/27/01	257615	2720	0	7	2001	3	7053	N	N	12754 SE 128TH PL
10	211101	0330	7/26/02	265155	2760	0	7	2002	3	6676	N	N	12850 SE 299TH ST
10	262142	0120	1/23/02	276000	2880	0	7	1999	3	7049	N	N	26814 118TH CT SE
10	211101	0570	11/26/01	273976	2940	0	7	2001	3	4880	N	N	29668 128TH CT SE
10	211101	0430	3/1/02	281325	3040	0	7	2001	3	7227	N	N	29674 129TH PL SE
10	211101	0740	4/2/02	285635	3040	0	7	2001	3	8380	N	N	12825 SE 299TH ST
10	211101	0480	12/21/01	285091	3270	0	7	2001	3	6631	N	N	128TH CT SE
10	211101	0710	5/24/02	268255	3310	0	7	2002	3	5473	N	N	12838 SE 299TH ST
10	211101	0580	12/11/01	296236	3360	0	7	2001	3	6631	N	N	29660 128TH CT SE
10	211101	0630	1/25/02	277108	3360	0	7	2001	3	6620	N	N	29707 129TH PL SE
10	332205	9053	11/8/01	344950	3900	0	7	1965	3	49222	Y	N	11822 SE 288TH ST
10	211101	0240	6/10/02	308722	4070	0	7	2002	3	6064	N	N	29689 130TH WY NE
10	211101	0660	1/4/02	303765	4070	0	7	2001	3	8380	N	N	29733 129TH PL SE
10	211101	0700	3/6/02	310442	4070	0	7	2001	3	7145	N	N	12753 SE 298TH PL
10	211101	0750	2/25/02	319631	4070	0	7	2001	3	7347	N	N	12829 SE 299TH ST
10	211101	0230	7/23/02	338342	4220	0	7	2002	3	6965	N	N	29681 130TH WY SE
10	211101	0690	4/12/02	329500	4220	0	7	2002	3	8066	N	N	12745 SE 298TH ST
10	546641	0630	1/23/02	185000	1310	0	8	1990	3	5413	N	N	13939 SE 274TH ST
10	788580	0040	8/5/02	241940	1320	700	8	2002	3	6541	N	N	14315 SE 282ND ST
10	664850	0040	10/2/02	183470	1340	1010	8	1979	3	7770	N	N	14425 SE 275TH PL
10	221250	0100	4/15/02	234200	1430	1270	8	1966	3	15000	N	N	29717 109TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	221260	0110	2/6/01	284500	1450	0	8	1966	4	64033	Y	N	10833 SE 295TH ST
10	664850	0510	9/12/02	194000	1450	0	8	1979	3	10800	N	N	14503 SE 274TH ST
10	221260	0140	11/27/01	264000	1460	1000	8	1964	3	22606	Y	N	10809 SE 295TH ST
10	140295	0010	9/10/02	204950	1550	0	8	2002	3	5365	N	N	11202 SE 299TH PL
10	140295	0030	9/19/02	204950	1550	0	8	2002	3	5000	N	N	11214 SE 299TH PL
10	184160	0050	5/25/01	245000	1550	1310	8	1966	3	22100	N	N	11250 SE 284TH ST
10	664850	0110	7/2/02	215000	1570	0	8	1987	3	6510	N	N	14623 SE 275TH PL
10	436320	0110	4/20/01	215450	1580	0	8	1995	3	8277	N	N	26705 118TH WY SE
10	379070	0130	2/5/02	221500	1590	0	8	1996	3	6881	N	N	11132 SE 271ST ST
10	222180	0370	7/19/01	219950	1630	0	8	1994	3	10476	N	N	27033 110TH CT SE
10	352205	9135	8/10/01	249000	1680	0	8	1965	3	56192	N	N	15433 SE 275TH ST
10	379070	0140	10/25/02	222000	1700	0	8	1996	3	6390	N	N	11327 SE 271ST ST
10	546641	0560	10/23/01	215000	1710	0	8	1990	3	5284	N	N	13924 SE 274TH ST
10	211100	0180	9/28/01	206505	1720	0	8	2002	3	6831	N	N	12477 SE 299TH PL
10	379070	0120	6/4/02	229950	1730	0	8	1996	3	5823	N	N	11315 SE 271ST ST
10	546641	0500	4/23/01	200000	1740	0	8	1990	3	5154	N	N	27324 140TH CT SE
10	546641	0530	8/1/02	213000	1740	0	8	1990	3	7095	N	N	27321 140TH CT SE
10	546642	0200	7/24/02	218710	1750	0	8	1990	3	6048	N	N	27556 140TH AV SE
10	211100	0520	11/22/02	223095	1760	0	8	2001	3	6669	N	N	12514 SE 299TH PL
10	379070	0100	10/17/02	240000	1820	0	8	1994	3	6660	N	N	11201 SE 271ST ST
10	436320	0250	6/9/01	235995	1830	0	8	1995	3	7866	N	N	11711 SE 268TH ST
10	221240	0220	5/8/02	205000	1850	550	8	1967	3	11300	N	N	11108 SE 298TH ST
10	730041	0240	7/24/01	227950	1850	0	8	1998	3	6001	N	N	30212 129TH AV SE
10	730041	0280	1/14/02	219950	1850	0	8	1999	3	6001	N	N	30114 129TH AV SE
10	730041	0400	11/13/02	220000	1850	0	8	1998	3	6200	N	N	12821 SE 301ST ST
10	436320	0030	6/14/01	225000	1890	0	8	1994	3	7349	N	N	11730 SE 266TH PL
10	237930	0080	10/15/01	234500	1910	0	8	2001	3	5974	N	N	11120 SE 272ND PL
10	237930	0080	6/21/02	253950	1910	0	8	2001	3	5974	N	N	11120 SE 272ND PL
10	237930	0250	4/26/01	229950	1910	0	8	2001	3	5788	N	N	27310 111TH PL SE
10	237930	0280	1/18/02	236950	1910	0	8	2001	3	6277	N	N	27330 111TH PL SE
10	237930	0310	1/28/02	239000	1910	0	8	2001	3	5708	N	N	27318 111TH PL SE
10	436320	0060	1/24/01	235000	1910	0	8	1994	3	9105	N	N	11723 SE 266TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	211100	0530	11/19/02	252181	1920	0	8	2001	3	6537	N	N	29832 125TH PL SE
10	237930	0170	2/4/02	230950	1920	0	8	2001	3	5701	N	N	27215 113TH AV SE
10	237930	0010	11/13/01	239950	1930	0	8	2001	3	5825	N	N	27319 111TH PL SE
10	237930	0030	8/9/01	244238	1930	0	8	2001	3	5825	N	N	27229 111TH PL SE
10	237930	0130	8/12/02	243950	1930	0	8	2002	3	5701	N	N	27218 113TH PL SE
10	237930	0150	4/5/02	251840	1930	0	8	2002	3	5700	N	N	27225 113TH PL SE
10	237930	0200	5/9/02	242950	1930	0	8	2001	3	6023	N	N	11205 SE 272ND PL
10	237930	0210	7/27/01	246450	1930	0	8	2001	3	6168	N	N	11201 SE 272ND PL
10	237930	0240	7/19/01	258950	1930	0	8	2001	3	7231	N	N	27228 111TH PL SE
10	237930	0260	6/20/02	243000	1930	0	8	2002	3	5720	N	N	27320 111TH PL SE
10	211100	0090	8/20/01	228090	1940	0	8	2001	3	5375	N	N	12454 SE 299TH PL
10	237930	0100	5/3/01	236950	1940	0	8	2001	3	5717	N	N	11130 SE 272ND PL
10	237930	0290	3/28/01	231700	1940	0	8	2001	3	5744	N	N	27328 111TH PL SE
10	211100	0170	2/21/02	222550	1960	0	8	2002	3	9442	N	N	12473 SE 299TH PL
10	436320	0200	6/25/01	215000	1960	0	8	1994	3	8472	N	N	11712 SE 268TH ST
10	222180	0350	10/22/01	224950	1980	0	8	1993	3	7257	N	N	27044 110TH CT SE
10	788580	0090	9/18/02	239950	1980	0	8	2002	3	5792	N	N	14219 SE 282ND ST
10	222180	0090	11/25/02	215000	1990	0	8	1993	3	7272	N	N	27107 110TH AV SE
10	546641	0680	3/27/02	234950	2030	0	8	1990	3	5249	N	N	13922 SE 275TH ST
10	660035	0010	8/22/01	225950	2030	0	8	2001	3	5706	N	N	15223 SE 276TH PL
10	660035	0030	10/1/01	239942	2030	0	8	2001	3	5702	N	N	15233 SE 276TH PL
10	660035	0050	2/26/02	229950	2030	0	8	2001	3	6283	N	N	15311 SE 276TH PL
10	660035	0070	5/20/02	229950	2030	0	8	2001	3	6227	N	N	15317 SE 276TH PL
10	660035	0100	2/15/02	224950	2030	0	8	2001	3	5846	N	N	15324 SE 276TH PL
10	660035	0120	2/28/02	232970	2030	0	8	2001	3	6098	N	N	15318 SE 276TH PL
10	660035	0140	10/23/01	240625	2030	0	8	2001	3	5754	N	N	15310 SE 276TH PL
10	660035	0160	11/16/01	230959	2030	0	8	2001	3	5754	N	N	15300 SE 276TH PL
10	660035	0180	9/10/01	233361	2030	0	8	2001	3	5784	N	N	15222 SE 276TH PL
10	140295	0050	7/8/02	219950	2040	0	8	2002	3	5972	N	N	11228 SE 299TH PL
10	140295	0070	8/26/02	226724	2040	0	8	2002	3	5146	N	N	28959 113TH WY SE
10	140295	0090	7/25/02	222950	2040	0	8	2002	3	5717	N	N	29841 113TH WY SE
10	140295	0140	8/7/02	230777	2040	0	8	2002	3	5372	N	N	11304 SE 298TH PL

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**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	352205	9198	10/24/01	299950	2040	840	8	1980	3	22693	N	N	15105 SE 278TH PL
10	322205	9126	2/6/01	322000	2060	0	8	1977	3	104544	N	N	27630 114TH AV SE
10	500360	0280	5/23/01	220000	2060	0	8	2000	3	6000	N	N	26518 111TH PL SE
10	788580	0350	8/14/02	243950	2100	0	8	2002	3	5793	N	N	14214 SE 282ND PL
10	500360	0110	1/3/02	238500	2110	0	8	2000	3	6812	N	N	26431 111TH PL SE
10	237930	0190	12/12/01	246523	2120	0	8	2001	3	6035	N	N	11211 SE 272ND PL
10	216155	0030	11/29/01	325000	2140	0	8	1986	3	35162	N	N	10638 SE 291ST ST
10	342205	9171	11/12/02	305500	2140	0	8	1973	3	52315	N	N	27626 145TH PL SE
10	211100	0400	6/6/01	228945	2160	0	8	2001	3	8547	N	N	12736 SE 299TH PL
10	211100	0770	4/4/01	225261	2160	0	8	2001	3	5005	N	N	SE 298TH PL
10	664850	0420	1/22/01	195000	2160	0	8	1981	3	7400	N	N	27429 145TH AV SE
10	664850	0420	10/30/02	216500	2160	0	8	1981	3	7400	N	N	27429 145TH AV SE
10	140290	0430	2/19/02	244000	2170	0	8	1998	3	7427	N	N	29924 114TH WY SE
10	140290	0510	2/7/01	239500	2170	0	8	1997	3	7773	N	N	30009 114TH PL SE
10	140290	0550	8/20/01	239000	2170	0	8	1996	3	7124	N	N	30109 114TH PL SE
10	730040	0900	5/29/02	260000	2190	0	8	1998	3	6713	N	N	30303 127TH PL SE
10	032105	9003	11/14/01	320000	2200	2200	8	1966	4	208216	N	N	29441 144TH AV SE
10	211100	0080	7/26/01	223789	2200	0	8	2001	3	5116	N	N	12460 SE 299TH PL
10	211100	0730	4/10/01	216485	2200	0	8	2001	3	5885	N	N	12729 SE 298TH PL
10	500360	0030	7/16/01	228950	2200	0	8	2000	3	7166	N	N	11124 SE 264TH PL
10	600453	0260	7/23/01	263000	2200	0	8	1999	3	8565	N	N	27916 146TH AV SE
10	222180	0230	5/2/01	225000	2220	0	8	1993	3	6002	N	N	27048 111TH CT SE
10	237930	0060	11/7/01	250000	2220	0	8	2001	3	6589	N	N	27211 111TH PL SE
10	237930	0070	3/25/02	265892	2220	0	8	2002	3	6976	N	N	27205 111TH PL SE
10	237930	0090	10/31/02	272500	2220	0	8	2000	3	5735	N	N	11124 SE 272ND PL
10	237930	0270	7/17/02	245000	2220	0	8	2001	3	5720	N	N	27324 111TH PL SE
10	188800	0051	6/17/02	349000	2230	0	8	1975	3	51836	N	N	12641 SE 282ND ST
10	237930	0050	4/12/01	235000	2230	0	8	2001	3	5972	N	N	27215 111TH PL SE
10	237930	0040	6/28/01	245000	2260	0	8	2001	3	5825	N	N	27225 111TH PL SE
10	237930	0180	6/15/01	268450	2260	0	8	2001	3	7281	N	N	11215 SE 272ND PL
10	237930	0300	1/22/02	254950	2260	0	8	2001	3	5724	N	N	27326 111TH PL SE
10	237930	0320	12/17/02	234950	2260	0	8	2002	3	5788	N	N	27314 111TH PL SE

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**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	813350	0150	10/25/02	286000	2270	0	8	2001	3	7834	N	N	13028 SE 282ND ST
10	332205	9203	7/10/01	269950	2300	0	8	2001	3	7600	N	N	12323 SE 276TH ST
10	600453	0100	3/9/01	250000	2300	0	8	1999	3	7141	N	N	27810 145TH AV SE
10	730040	0640	10/1/02	265000	2300	0	8	1998	3	6531	N	N	30111 127TH PL SE
10	813350	0070	12/18/01	307500	2300	0	8	2001	3	5754	N	N	13037 SE 282ND ST
10	813350	0090	1/16/02	310500	2300	0	8	2001	3	6045	N	N	13025 SE 282ND ST
10	813350	0110	5/21/02	318000	2300	0	8	2002	3	6516	N	N	13013 SE 282ND ST
10	600453	0060	3/29/01	247500	2310	0	8	1999	3	6159	N	N	27131 145TH AV SE
10	730041	0290	10/24/02	235000	2310	0	8	1998	3	6667	N	N	30108 129TH AV SE
10	813350	0020	1/29/02	287900	2310	0	8	2001	3	5375	N	N	13127 SE 282ND ST
10	813350	0080	6/7/02	316000	2310	0	8	2002	3	6178	N	N	13031 SE 282ND ST
10	813350	0100	6/19/02	324840	2310	0	8	2002	3	5979	N	N	13019 SE 282ND ST
10	813350	0120	9/19/02	319500	2310	0	8	2002	3	8493	N	N	13007 SE 282ND ST
10	813350	0140	12/14/01	302500	2310	0	8	2001	3	10259	N	N	13032 SE 282ND ST
10	140290	0170	8/14/02	265000	2320	0	8	1996	3	8179	N	N	11413 SE 302ND CT
10	140290	0470	7/19/02	263500	2320	0	8	1998	3	7601	N	N	29906 114TH WY SE
10	140290	0570	6/5/02	261000	2320	0	8	1996	3	10677	N	N	11334 SE 301ST PL
10	342205	9068	7/5/02	294950	2320	0	8	1989	3	49658	N	N	13826 SE 288TH ST
10	600453	0130	7/17/02	275000	2320	0	8	1998	3	8507	N	N	14526 SE 278TH PL
10	813350	0170	10/12/01	303700	2330	0	8	2001	3	8666	N	N	13102 SE 282ND ST
10	500360	0230	1/25/01	245000	2340	0	8	2000	3	7046	N	N	26616 111TH PL SE
10	788580	1020	12/18/02	244709	2350	0	8	2002	3	5706	N	N	14113 SE 280TH PL
10	788580	1220	8/21/02	258052	2350	0	8	2002	3	5760	N	N	14024 SE 280TH PL
10	211100	0570	9/7/01	271224	2360	0	8	2002	3	7157	N	N	29817 125TH PL SE
10	600451	0170	7/18/01	265000	2390	0	8	1997	3	7485	N	N	27917 147TH PL SE
10	600451	0200	7/22/02	274300	2390	0	8	1997	3	9005	N	N	27910 147TH AV SE
10	730041	0080	4/3/01	253000	2400	0	8	1999	3	7008	N	N	30231 129TH AV SE
10	211100	0190	8/15/01	244646	2410	0	8	2001	3	5816	N	N	12481 SE 299TH PL
10	211100	0210	7/18/01	237744	2410	0	8	2001	3	5000	N	N	12491 SE 299TH PL
10	211100	0230	4/18/01	233855	2410	0	8	2001	3	6000	N	N	12501 SE 299TH PL
10	211100	0280	3/8/01	240915	2410	0	8	2001	3	5000	N	N	12541 SE 299TH PL
10	660035	0020	11/6/01	247950	2410	0	8	2001	3	5701	N	N	15227 SE 276TH PL

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10	660035	0090	3/21/02	249950	2410	0	8	2001	3	6839	N	N	15325 SE 276TH PL
10	140290	0180	9/27/01	266000	2420	0	8	1996	3	9001	N	N	11417 SE 302ND CT
10	140295	0100	9/3/02	244700	2430	0	8	2002	3	5959	N	N	29831 113TH WY SE
10	342205	9230	4/1/02	299950	2430	0	8	2002	3	9230	N	N	28309 143RD PL SE
10	813350	0010	12/20/01	286000	2440	0	8	2001	3	4979	N	N	13133 SE 282ND ST
10	813350	0060	3/18/02	299500	2440	0	8	2001	3	5019	N	N	13101 SE 282ND ST
10	237930	0330	9/13/02	317500	2450	0	8	2002	3	6994	N	N	11207 SE 272ND PL
10	660035	0040	2/21/02	244950	2450	0	8	2001	3	5750	N	N	15305 SE 276TH PL
10	660035	0190	6/3/02	239950	2450	0	8	2001	3	5924	N	N	15218 SE 276TH PL
10	788580	0010	7/1/02	276950	2450	0	8	2002	3	73460	N	N	14323 SE 282ND ST
10	140295	0120	9/9/02	254112	2460	0	8	2002	3	6165	N	N	11307 SE 298TH PL
10	140295	0020	6/26/02	249950	2470	0	8	2002	3	5000	N	N	11208 SE 299TH PL
10	140295	0040	6/11/02	249950	2470	0	8	2002	3	5237	N	N	11220 SE 299TH PL
10	211100	0120	12/7/01	245646	2490	0	8	2002	3	5366	N	N	12453 SE 299TH PL
10	211100	0220	9/18/01	237291	2490	0	8	2002	3	5000	N	N	12497 SE 299TH PL
10	342205	9075	3/12/02	312950	2500	0	8	2001	3	9966	N	N	28315 143RD PL SE
10	342205	9232	4/18/02	314950	2500	0	8	2002	3	8852	N	N	28304 143RD PL SE
10	342205	9233	5/21/02	309950	2500	0	8	2001	3	9559	N	N	28307 143RD PL SE
10	342205	9235	4/15/02	309950	2500	0	8	2002	3	8751	N	N	28314 143RD PI SE
10	211100	0100	7/3/01	238860	2510	0	8	2001	3	5045	N	N	12450 SE 299TH PL
10	211100	0290	3/12/01	256156	2510	0	8	2001	3	6000	N	N	12603 SE 299TH PL
10	211100	0370	6/7/01	257689	2510	0	8	2001	3	7233	N	N	12743 SE 299TH PL
10	211100	0410	5/16/01	250368	2510	0	8	2001	3	5560	N	N	12603 SE 299TH PL
10	211100	0430	6/21/01	232954	2510	0	8	2001	3	6323	N	N	12712 SE 299TH PL
10	211100	0910	10/3/01	236778	2510	0	8	2002	3	5250	N	N	12436 SE 298TH PL
10	140290	0020	4/25/02	249950	2520	0	8	1995	3	8113	N	N	11221 SE 301ST WY
10	342205	9228	5/9/02	314950	2560	0	8	2001	3	10121	N	N	28306 143RD PL SE
10	342205	9234	3/5/02	314950	2560	0	8	2001	3	9450	N	N	28311 143RD PL SE
10	600453	0300	4/24/01	275000	2570	0	8	1998	3	6302	N	N	14609 SE 278TH PL
10	788580	1030	8/20/02	278297	2570	0	8	2002	3	5894	N	N	14107 SE 280TH PL
10	660035	0060	5/2/02	260000	2590	0	8	2001	3	7711	N	N	15315 SE 276TH PL
10	660035	0110	8/30/01	273045	2590	0	8	2001	3	7934	N	N	15322 SE 276TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	660035	0130	10/11/01	271144	2590	0	8	2001	3	5754	N	N	15314 SE 276TH PL
10	660035	0150	2/1/02	265950	2590	0	8	2001	3	5754	N	N	15306 SE 276TH PL
10	660035	0170	1/31/02	255000	2590	0	8	2001	3	5754	N	N	15226 SE 276TH PL
10	140290	0070	4/19/01	263900	2630	0	8	1995	3	8245	N	N	30124 113TH CT SE
10	322205	9057	8/23/01	321000	2640	0	8	1988	3	53578	N	N	11121 SE 283RD ST
10	342205	9229	3/18/02	319950	2640	0	8	2002	3	7881	N	N	28315 143RD PL SE
10	342205	9231	8/13/02	319950	2640	0	8	2002	3	7882	N	N	28305 143RD PL SE
10	211100	0130	7/26/01	240415	2670	0	8	2001	3	5162	N	N	12457 SE 299TH PL
10	211100	0150	7/1/01	241449	2670	0	8	2001	3	5707	N	N	12465 SE 299TH PL
10	211100	0340	7/16/01	259704	2670	0	8	2001	3	7003	N	N	12723 SE 299TH PL
10	211100	0750	4/9/01	250206	2670	0	8	2001	3	5638	N	N	12738 SE 298TH PL
10	211100	0270	3/22/01	251093	2720	0	8	2001	3	6000	N	N	12533 SE 299TH PL
10	211100	0320	7/17/01	266255	2720	0	8	2001	3	6441	N	N	12707 SE 299TH PL
10	211100	0350	7/16/01	265237	2720	0	8	2001	3	6000	N	N	12731 SE 299TH PL
10	211100	0450	3/2/01	259670	2720	0	8	2001	3	6000	N	N	12626 SE 299TH PL
10	211100	0470	8/16/01	248061	2720	0	8	2001	3	5000	N	N	12610 SE 299TH PL
10	211100	0580	8/14/01	255261	2720	0	8	2002	3	6014	N	N	29823 126TH CT SE
10	211100	0590	1/29/02	254618	2720	0	8	2002	3	8820	N	N	29829 125TH PL SE
10	211100	0610	1/4/01	264362	2720	0	8	2001	3	6892	N	N	29834 126TH CT SE
10	211100	0690	2/22/01	243695	2720	0	8	2001	3	6386	N	N	29830 127TH PL SE
10	211100	0860	1/19/01	252909	2720	0	8	2000	3	7101	N	N	12534 SE 298TH PL
10	211100	0890	7/12/01	254025	2720	0	8	2001	3	5250	N	N	12510 SE 298TH PL
10	211100	0930	4/23/01	262299	2720	0	8	2001	3	5250	N	N	12420 SE 298TH PL
10	211100	0950	8/9/01	254480	2720	0	8	2001	3	8676	N	N	12404 SE 298TH PL
10	788580	0070	7/24/02	279950	2720	0	8	2002	3	6431	N	N	14231 SE 282ND ST
10	211100	0060	9/12/01	249110	2760	0	8	2002	3	5100	N	N	12490 SE 299TH PL
10	211100	0940	9/4/01	263973	2760	0	8	2002	3	6300	N	N	12412 SE 298TH PL
10	211100	0250	5/25/01	260541	2770	0	8	2001	3	6000	N	N	12517 SE 299TH PL
10	211100	0310	1/29/01	267286	2770	0	8	2001	3	6667	N	N	12619 SE 299TH PL
10	211100	0360	5/15/01	264290	2770	0	8	2001	3	7210	N	N	12739 SE 299TH PL
10	211100	0420	6/6/01	249965	2770	0	8	2001	3	5786	N	N	12720 SE 299TH PL
10	211100	0140	11/19/01	265326	2780	0	8	2002	3	5552	N	N	12461 SE 299TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	211100	0050	10/18/01	258845	2840	0	8	2002	3	5986	N	N	12496 SE 299TH PL
10	788580	0050	5/6/02	284950	2840	0	8	2002	3	6464	N	N	14311 SE 282ND ST
10	788580	0330	10/1/02	284950	2840	0	8	2002	3	5785	N	N	14202 SE 282ND ST
10	788580	0340	10/2/02	284950	2840	0	8	2002	3	5788	N	N	14208 SE 282ND ST
10	500360	0270	10/27/01	260000	2880	0	8	2000	3	6000	N	N	26526 111TH PL SE
10	125220	0120	3/14/02	315000	2890	0	8	2001	3	6181	N	N	27031 117TH PL SE
10	211100	0160	4/15/02	258000	2960	0	8	2002	3	5736	N	N	12469 SE 299TH PL
10	211100	0070	8/10/01	280844	3040	0	8	2002	3	6774	N	N	12484 SE 299TH PL
10	211100	0110	7/11/01	290971	3040	0	8	2001	3	7127	N	N	12446 SE 299TH PL
10	211100	0200	6/7/01	287808	3040	0	8	2001	3	6074	N	N	12485 SE 299TH PL
10	211100	0490	5/29/01	289651	3040	0	8	2001	3	6000	N	N	12538 SE 299TH PL
10	211100	0500	3/26/01	274870	3040	0	8	2001	3	6000	N	N	12530 SE 299TH PL
10	211100	0620	1/30/01	266495	3040	0	8	2001	3	7927	N	N	29828 126TH CT SE
10	211100	0920	6/21/01	273691	3040	0	8	2001	3	6300	N	N	12428 SE 298TH PL
10	211100	0240	7/31/01	285121	3420	0	8	2001	3	5000	N	N	12509 SE 299TH PL
10	211100	0300	7/2/01	313669	3420	0	8	2001	3	5000	N	N	12611 SE 299TH PL
10	211100	0330	8/6/01	289711	3420	0	8	2001	3	7496	N	N	12715 SE 299TH PL
10	211100	0440	7/26/01	293026	3420	0	8	2001	3	7364	N	N	12704 SE 299TH PL
10	211100	0460	2/26/01	321650	3420	0	8	2001	3	6931	N	N	12618 SE 299TH PL
10	211100	0480	2/15/01	289255	3420	0	8	2001	3	6000	N	N	12602 SE 299TH PL
10	211100	0510	2/27/01	265915	3420	0	8	2000	3	6000	N	N	12522 SE 299TH PL
10	211100	0600	5/1/01	300993	3420	0	8	2001	3	6895	N	N	29835 126TH CT SE
10	211100	0630	1/19/01	296717	3420	0	8	2001	3	6019	N	N	29822 126TH CT SE
10	211100	0260	6/7/01	295064	3470	0	8	2001	3	5000	N	N	12525 SE 299TH PL
10	211100	0380	6/25/01	291866	3470	0	8	2001	3	8011	N	N	12744 SE 299TH PL
10	211100	0390	5/9/01	314134	3470	0	8	2001	3	7925	N	N	SE 299TH PL
10	211101	0530	11/21/01	342695	4070	0	8	2001	3	9423	N	N	128TH CT SE
10	730041	0180	7/9/01	256500	2180	0	9	1999	3	6123	N	N	30248 129TH AV SE
10	679220	0102	4/13/01	277176	2240	0	9	2001	3	19961	N	N	13414 SE 274TH ST
10	332205	9092	9/11/02	404000	2300	0	9	1994	3	82691	N	N	12034 SE 284TH ST
10	730040	0520	9/24/02	270000	2320	0	9	1998	3	8401	N	N	30022 125TH CT SE
10	032105	9164	5/22/02	290000	2380	0	9	1980	3	47040	N	N	13219 SE 290TH ST

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**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
10	186500	0050	6/26/01	282500	2420	0	9	2001	3	6504	N	N	12122 SE 303RD CT
10	679220	0104	11/29/01	311250	2420	0	9	2001	3	19945	N	N	13402 SE 274TH ST
10	052105	9137	2/9/01	289950	2430	0	9	1978	3	22186	N	N	29207 107TH AV SE
10	730040	0340	8/22/01	273000	2500	0	9	1998	3	11000	N	N	30006 127TH PL SE
10	186500	0060	7/16/01	284950	2510	0	9	2001	3	7234	N	N	12114 SE 303RD CT
10	186500	0200	3/26/02	294950	2510	0	9	2002	3	7115	N	N	30347 121ST PL SE
10	186500	0110	7/25/02	302950	2540	0	9	2002	3	6688	N	N	30334 121ST PL SE
10	894670	0010	7/24/02	299000	2540	0	9	2001	3	5990	N	N	30101 129TH PL SE
10	894670	0070	6/6/02	306000	2540	0	9	2002	3	6660	N	N	30137 129TH PL SE
10	022790	0020	4/22/02	339950	2590	0	9	2001	3	16047	N	N	11910 SE 277TH ST
10	022790	0050	2/11/02	330000	2590	0	9	2001	3	16136	N	N	11902 SE 277TH ST
10	730040	0570	3/23/01	275000	2590	0	9	1998	3	6000	N	N	12609 SE 300TH WY
10	894670	0050	10/29/02	314500	2590	0	9	2002	3	5996	N	N	30125 129TH PL SE
10	186500	0190	2/20/01	299000	2630	0	9	2001	3	7359	N	N	30317 121ST PL SE
10	211101	0990	7/2/02	306000	2640	0	9	2002	3	7436	N	N	SE 301ST ST
10	730040	0250	2/25/02	315000	2660	0	9	1999	3	7593	N	N	30023 128TH CT SE
10	894670	0150	6/14/02	316000	2700	0	9	2002	3	6515	N	N	12930 SE 301ST ST
10	211101	1030	7/10/02	310000	2720	0	9	2002	3	11239	N	N	SE 301ST ST
10	211101	1040	5/22/02	312198	2720	0	9	2002	3	6268	N	N	SE 301ST ST
10	730041	0140	5/7/02	300000	2720	0	9	1999	3	9931	N	N	30283 129TH AV SE
10	894670	0030	12/18/01	307000	2720	0	9	2001	3	5414	N	N	30113 129TH PL SE
10	894670	0060	3/29/02	315000	2720	0	9	2002	3	5999	N	N	30131 129TH PL SE
10	186500	0010	5/7/01	312950	2810	0	9	2001	3	6824	N	N	12113 SE 303RD CT
10	186500	0100	10/2/01	309950	2810	0	9	2001	3	8147	N	N	30340 121ST PL SE
10	186500	0120	12/10/01	330141	2810	0	9	2001	3	6776	N	N	30328 121ST PL SE
10	186500	0180	3/19/02	331737	2810	0	9	2002	3	10383	N	N	30309 121ST PL SE
10	186500	0230	7/10/02	318000	2810	0	9	2002	3	6600	N	N	30367 121ST PL SE
10	186500	0270	12/17/01	295000	2810	0	9	2001	3	6743	N	N	30391 121ST PL SE
10	730040	0430	12/5/01	277500	2810	0	9	1998	3	5548	N	N	12508 SE 300TH WY
10	730040	0500	5/25/01	295000	2810	0	9	1998	3	6220	N	N	30032 125TH CT SE
10	186500	0080	12/18/01	319950	2820	0	9	2001	3	5606	N	N	30352 121ST PL SE
10	186500	0140	6/18/02	310000	2820	0	9	2002	3	8211	N	N	30316 121ST PL SE

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10	186500	0210	3/26/02	316950	2820	0	9	2002	3	6600	N	N	30355 121ST PL SE
10	186500	0250	10/23/01	320000	2820	0	9	2001	3	6600	N	N	30379 121ST PL SE
10	165730	0350	10/9/01	343000	2830	0	9	1988	3	11040	N	N	10411 SE 301ST ST
10	186500	0030	9/19/01	330150	2930	0	9	2001	3	7409	N	N	12129 SE 303RD CT
10	352205	9205	11/18/02	403000	3000	0	9	1990	3	47220	N	N	28229 149TH AV SE
10	730040	0800	11/26/01	275000	3010	0	9	1998	3	6630	N	N	12617 SE 301ST PL
10	188800	0015	6/27/01	432852	3110	0	9	2000	3	35100	N	N	12422 SE 282ND ST
10	332205	9195	4/19/01	450000	3110	0	9	1997	3	37800	Y	N	12016 SE 288TH ST
10	186500	0020	5/11/01	314950	3140	0	9	2001	3	7589	N	N	12119 SE 303RD CT
10	186500	0070	4/12/02	319950	3140	0	9	2002	3	5839	N	N	30358 121ST PL SE
10	186500	0220	4/12/02	337012	3140	0	9	2002	3	6600	N	N	30361 121ST PL SE
10	186500	0240	2/12/02	316450	3140	0	9	2001	3	6600	N	N	30373 121ST PL SE
10	186500	0260	6/8/01	309950	3140	0	9	2001	3	6600	N	N	30385 121ST PL SE
10	165730	0250	4/18/01	435000	3400	1600	9	1988	3	11027	Y	N	10409 SE 300TH ST
10	022790	0010	6/28/02	389950	3430	0	9	2002	3	16100	N	N	11922 SE 277TH ST
10	022790	0040	1/4/02	386950	3460	0	9	2000	3	16004	N	N	19106 SE 277TH ST
10	022790	0100	3/12/02	440000	3460	0	9	2001	3	16006	Y	N	11923 SE 277TH ST
10	022790	0060	1/31/02	390000	3490	0	9	2001	3	16028	N	N	11903 SE 277TH ST
10	883040	0109	1/9/01	400000	2710	450	10	1985	3	85069	N	N	26521 114TH AV SE
10	322205	9088	10/18/02	450000	3240	0	10	1978	3	90853	Y	N	27801 106TH AV SE
10	322205	9157	2/8/02	473200	3400	0	10	1991	3	83635	N	N	27427 114TH AV SE
10	322205	9097	2/22/01	655000	3964	0	10	2000	3	104980	N	N	28287 108TH AV SE
11	423940	0010	11/8/01	126000	750	0	6	1969	3	5200	N	N	12119 SE 319TH PL
11	423940	0170	1/11/02	97000	780	0	6	1969	3	2904	N	N	31916 120TH PL SE
11	423940	0020	8/23/01	118500	960	0	6	1969	3	3686	N	N	12121 SE 319TH PL
11	423940	0080	7/13/01	114500	960	0	6	1969	4	3172	N	N	12117 SE 319TH PL
11	423940	0140	6/20/01	111650	960	0	6	1969	3	2560	N	N	31908 120TH PL SE
11	423940	0380	6/19/02	122500	960	0	6	1969	3	3225	N	N	11806 SE 318TH PL
11	423940	0620	1/24/02	104200	960	0	6	1969	3	3465	N	N	11807 SE 319TH PL
11	423940	0660	6/13/01	109450	960	0	6	1969	4	2976	N	N	11817 SE 319TH PL
11	423940	0830	6/27/02	126500	960	0	6	1969	4	3900	N	N	31804 120TH AV SE
11	423940	0880	7/20/01	111000	960	0	6	1969	3	3840	N	N	31815 120TH AV SE

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11	423940	0910	6/15/01	110000	960	0	6	1969	3	3120	N	N	31826 118TH PL SE
11	423941	0300	4/24/02	126000	960	0	6	1970	4	3285	N	N	11802 SE 316TH PL
11	423943	0030	7/24/01	123500	960	0	6	2000	3	2480	N	N	31818 121ST AV SE
11	423943	0050	1/8/01	127500	960	0	6	1969	4	3600	N	N	31814 121ST AV SE
11	423940	0440	7/30/01	132000	1000	0	6	1969	4	3040	N	N	31805 118TH PL SE
11	333940	0103	7/24/01	167999	1010	0	6	1932	5	18630	N	N	31910 112TH AV SE
11	423940	0540	5/18/01	107400	1010	0	6	1969	3	2635	N	N	31827 118TH PL SE
11	423940	0580	4/18/02	99950	1040	0	6	1969	3	3290	N	N	31837 118TH PL SE
11	423940	0610	1/24/02	109000	1040	0	6	1969	3	2250	N	N	11803 SE 319TH PL
11	423940	0670	3/12/02	115000	1040	0	6	1991	3	4278	N	N	11821 SE 319TH PL
11	423940	0720	11/8/02	115000	1040	0	6	1969	4	2511	N	N	11841 SE 319TH PL
11	423940	0560	2/12/01	124950	1090	0	6	1969	3	4305	N	N	31833 118TH PL SE
11	423940	0820	4/24/02	118450	1090	0	6	1969	3	5120	N	N	31808 120TH AV SE
11	423940	0960	8/28/02	130000	1090	0	6	1969	3	3315	N	N	31838 118TH PL SE
11	423941	0010	2/21/01	129950	1090	0	6	1970	3	3280	N	N	11801 SE 317TH PL
11	423941	0100	5/17/02	130478	1090	0	6	1970	3	4400	N	N	31630 119TH PL SE
11	423941	0520	1/2/01	108200	1090	0	6	1970	3	5100	N	N	31605 118TH PL SE
11	423943	0080	1/26/01	129950	1090	0	6	1969	4	2800	N	N	31808 121ST AV SE
11	423940	0890	5/3/02	120000	1140	0	6	1969	3	3680	N	N	31830 118TH PL SE
11	423943	0060	10/25/02	128000	1140	0	6	1969	3	3840	N	N	31812 121ST AV SE
11	092105	9201	7/19/02	171950	1170	0	6	1989	3	8670	N	N	11616 SE 320TH ST
11	423940	0460	12/18/02	135500	1180	0	6	1969	3	3440	N	N	31815 118TH PL SE
11	423940	1190	4/17/02	113000	1180	0	6	1969	3	2926	N	N	11805 SE 318TH PL
11	423940	0990	2/26/01	149000	1350	0	6	1969	3	3825	N	N	31832 118TH PL SE
11	423941	0420	7/9/02	160900	910	620	7	1978	3	4680	N	N	11816 SE 317TH PL
11	423943	0010	6/15/01	152500	910	600	7	1978	4	4000	N	N	31822 121ST AV SE
11	713790	0410	8/12/02	157900	950	0	7	1983	3	7606	N	N	31603 126TH AV SE
11	713790	0590	5/16/02	160250	960	0	7	1981	3	7812	N	N	12602 SE 318TH WY
11	423941	0240	3/27/02	149500	990	0	7	1978	3	4483	N	N	11826 SE 316TH PL
11	168200	0050	7/10/02	150000	1000	0	7	1968	3	8625	N	N	11635 SE 323RD PL
11	168200	0180	3/21/02	160000	1000	0	7	1968	3	7848	N	N	11843 SE 323RD PL
11	168200	0250	10/30/02	143000	1000	0	7	1968	3	8500	N	N	11838 SE 323RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	168200	0260	2/26/01	142000	1000	0	7	1968	3	7500	N	N	11832 SE 323RD PL
11	168200	0370	7/6/01	146000	1000	0	7	1968	3	8446	N	N	11624 SE 323RD PL
11	168200	0380	7/1/02	140000	1000	0	7	1968	5	8240	N	N	11618 SE 323RD PL
11	423941	0390	10/10/02	140000	1000	0	7	1978	3	3444	N	N	31615 119TH PL SE
11	168350	0350	7/24/01	139500	1020	0	7	1969	3	7300	N	N	31912 108TH AV SE
11	168350	0050	8/30/01	162000	1040	600	7	1976	3	7221	N	N	31831 110TH AV SE
11	168350	0170	6/18/01	175000	1050	600	7	1975	3	9288	N	N	31800 109TH AV SE
11	713790	0670	2/25/02	177000	1060	320	7	1981	3	7957	N	N	12727 SE 318TH WY
11	713790	0430	6/25/01	164000	1070	0	7	1983	3	8167	N	N	31610 126TH AV SE
11	713790	0560	10/22/02	168500	1070	0	7	1983	3	7071	N	N	12613 SE 317TH ST
11	168200	0010	12/10/02	165961	1100	600	7	1968	3	8000	N	N	11603 SE 323RD PL
11	168200	0090	10/1/02	188500	1100	500	7	1968	3	8840	N	N	11655 SE 323RD PL
11	168210	0040	5/11/01	167000	1100	400	7	1968	3	8400	N	N	11854 SE 323RD PL
11	168520	0050	5/3/01	182000	1100	510	7	1978	3	8075	N	N	12124 SE 316TH PL
11	168520	0070	8/4/01	187000	1100	510	7	1978	3	12980	N	N	12121 SE 316TH PL
11	333940	0016	8/27/02	248000	1100	1010	7	1978	4	43995	N	N	11506 SE 318TH ST
11	713790	0160	5/17/01	164950	1130	0	7	1983	3	7637	N	N	31734 124TH PL SE
11	168360	0120	4/15/02	189950	1140	580	7	1981	3	7587	N	N	31654 121ST AV SE
11	333940	0015	10/28/02	253900	1140	1340	7	1978	3	43995	N	N	11534 SE 318TH ST
11	713790	0210	2/7/01	192450	1140	500	7	1984	3	8258	N	N	12444 SE 318TH WY
11	713790	0810	6/25/02	165000	1150	0	7	1981	3	7556	N	N	31840 126TH AV SE
11	289065	0030	3/14/02	202500	1160	520	7	1992	3	7219	N	N	11602 SE 322ND ST
11	713791	0320	7/27/01	197950	1180	500	7	1994	3	6529	N	N	12911 SE 318TH WY
11	305670	0150	11/21/02	170000	1190	0	7	1995	3	6833	N	N	31520 121ST PL SE
11	332790	0050	3/20/01	158000	1200	0	7	1979	3	15755	N	N	32313 111TH PL SE
11	713790	0610	8/8/01	166000	1200	0	7	1981	3	7961	N	N	12618 SE 318TH WY
11	713791	0010	11/19/02	205199	1200	380	7	1993	3	6343	N	N	12800 SE 318TH WY
11	713791	0100	10/11/02	190500	1200	380	7	1993	3	7421	N	N	12913 SE 317TH CT
11	713791	0150	4/8/02	215000	1200	380	7	1993	3	6928	N	N	12908 SE 317TH CT
11	289240	0130	5/22/01	209000	1210	360	7	1986	3	18120	N	N	31325 112TH AV SE
11	713790	0460	8/19/01	164500	1210	0	7	1983	3	7668	N	N	12620 SE 317TH ST
11	334100	0025	7/2/01	180250	1230	600	7	1976	3	14661	Y	N	32125 108TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	168210	0030	7/26/02	162750	1250	0	7	1968	3	7380	N	N	11855 SE 323RD PL
11	332700	0210	2/11/02	175000	1250	0	7	1968	3	6500	N	N	11217 SE 320TH PL
11	571400	0060	3/1/01	170000	1280	0	7	1993	3	9102	N	N	30629 114TH PL SE
11	713791	0360	5/10/02	184950	1290	0	7	1994	3	5757	N	N	12817 SE 318TH WY
11	030310	0040	11/27/01	181300	1300	0	7	1996	3	8736	N	N	11023 SE 319TH CT
11	571400	0120	3/27/01	195500	1300	340	7	1993	3	7350	N	N	11431 SE 307TH PL
11	614500	0130	12/20/01	193000	1300	340	7	1993	3	8468	N	N	11421 SE 305TH PL
11	713790	0960	6/19/01	179950	1300	0	7	1984	3	9415	N	N	12443 SE 318TH WY
11	713790	0070	7/17/01	179950	1310	0	7	1984	3	8637	N	N	31711 124TH PL SE
11	713790	1030	5/21/02	179900	1310	0	7	1984	3	8547	N	N	12401 SE 318TH WY
11	713791	0190	2/23/01	174950	1310	0	7	1993	3	6357	N	N	12928 SE 317TH CT
11	168200	0160	6/21/02	166000	1320	0	7	1968	3	7344	N	N	11831 SE 323RD PL
11	289240	0080	9/25/01	183000	1350	0	7	1985	3	18635	N	N	11011 SE 313TH ST
11	713790	0710	8/23/01	173000	1350	0	7	1981	3	7257	N	N	12625 SE 318TH WY
11	920690	0200	10/16/01	214950	1350	650	7	1994	3	9721	N	N	31654 110TH PL SE
11	920690	0280	9/27/02	234000	1350	960	7	1993	3	7765	N	N	31627 111TH CT SE
11	333940	0275	7/2/01	239999	1380	750	7	1965	4	43697	Y	N	10815 SE 305TH PL
11	214128	0110	6/25/01	189950	1440	0	7	1997	3	7962	N	N	31518 114TH PL SE
11	713790	0680	9/4/01	176000	1480	0	7	1981	3	7280	N	N	12719 SE 318TH WY
11	289240	0040	11/20/01	235000	1520	0	7	1984	3	16479	N	N	11022 SE 313TH ST
11	571400	0100	10/25/02	206950	1530	0	7	1993	3	8037	N	N	11419 SE 307TH PL
11	333940	0090	4/16/01	254000	1540	400	7	1959	4	87991	N	N	31802 112TH AV SE
11	614500	0140	6/14/01	199950	1550	0	7	1993	3	8468	N	N	11427 SE 305TH PL
11	713790	0280	9/12/02	192950	1550	0	7	1983	3	9779	N	N	31701 125TH PL SE
11	713790	0540	2/14/01	174000	1550	0	7	1983	3	7882	N	N	12625 SE 317TH ST
11	713790	0550	3/20/01	179500	1550	0	7	1983	3	7800	N	N	12619 SE 317TH ST
11	807852	0090	7/22/02	203950	1570	0	7	1998	3	5706	N	N	11549 SE 319TH PL
11	807852	0170	11/14/02	205950	1570	0	7	1998	3	5456	N	N	11500 SE 319TH ST
11	807852	0220	11/7/02	201000	1570	0	7	1998	3	5250	N	N	11530 SE 319TH ST
11	807852	0310	10/11/02	204950	1570	0	7	1998	3	5250	N	N	11535 SE 319TH ST
11	807852	0330	12/19/02	195000	1570	0	7	1998	3	5250	N	N	11523 SE 319TH ST
11	920690	0190	6/18/01	198000	1580	0	7	1994	3	11032	N	N	31658 110TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	289065	0120	5/23/01	193000	1590	0	7	1992	3	7203	N	N	11742 SE 321ST PL
11	713791	0030	8/14/01	209000	1590	0	7	1993	3	6799	N	N	12814 SE 318TH WY
11	745740	0040	7/17/02	206500	1590	0	7	1999	3	6380	N	N	11300 SE 314TH PL
11	745740	0190	9/21/01	209500	1590	0	7	1999	3	7035	N	N	11226 SE 315TH CT
11	305670	0120	7/24/01	218500	1630	0	7	1995	3	8043	N	N	12129 SE 314TH PL
11	159208	0010	6/8/01	197000	1660	0	7	1995	3	9538	N	N	11542 SE 308TH PL
11	920690	0090	7/19/01	197000	1670	0	7	1994	3	9319	N	N	11004 SE 316TH PL
11	327605	0220	6/29/01	195000	1690	0	7	1972	4	13436	N	N	32504 108TH AV SE
11	713791	0090	11/21/01	189950	1690	0	7	1993	3	8571	N	N	12917 SE 317TH CT
11	288795	0030	12/31/01	198500	1710	0	7	1994	3	6693	N	N	12311 SE 315TH PL
11	333940	0106	4/20/01	195000	1710	0	7	1992	3	7234	N	N	31914 113TH PL SE
11	745740	0280	1/23/02	217000	1720	0	7	2000	3	7826	N	N	31529 113TH AV SE
11	745740	0350	11/4/02	219900	1720	0	7	2000	3	6400	N	N	31500 113TH AV SE
11	025505	0110	1/16/01	191950	1730	0	7	1994	3	6425	N	N	31424 114TH PL SE
11	745740	0120	6/15/02	216500	1750	0	7	1999	3	6334	N	N	11223 SE 314TH PL
11	745740	0140	12/11/01	223439	1750	0	7	1999	3	6686	N	N	11239 SE 314TH PL
11	168210	0020	1/22/02	160000	1770	0	7	1968	3	7560	N	N	11853 SE 323RD PL
11	289065	0270	4/24/01	199900	1790	0	7	1992	3	7876	N	N	11851 SE 321ST PL
11	713791	0260	9/5/01	227000	1790	0	7	1993	3	7566	N	N	31622 130TH AV SE
11	333940	0102	9/19/01	199500	1800	0	7	1990	3	9681	N	N	31922 113TH PL SE
11	333940	0111	3/4/02	201000	1800	0	7	1992	3	7899	N	N	31903 113TH PL SE
11	030310	0160	7/30/02	220000	1810	0	7	1996	3	7960	N	N	11016 SE 318TH CT
11	025505	0120	3/27/01	200000	1880	0	7	1994	3	7116	N	N	31420 114TH PL SE
11	092105	9115	10/23/02	284900	1890	0	7	1938	5	93654	N	N	30905 132ND AV SE
11	214128	0070	8/27/02	225000	1890	0	7	1996	3	8062	N	N	31507 115TH PL SE
11	025505	0090	6/4/01	206000	1930	0	7	1994	3	7257	N	N	31436 114TH PL SE
11	288795	0040	4/20/02	206000	1950	0	7	1994	3	5743	N	N	12318 SE 315TH PL
11	289065	0060	10/2/02	228000	1960	0	7	1991	3	7999	N	N	11712 SE 321ST PL
11	807852	0110	1/7/02	214950	1960	0	7	1998	3	5727	N	N	11537 SE 319TH PL
11	807852	0160	10/22/02	225000	1960	0	7	1998	3	5424	N	N	31913 115TH AV SE
11	807852	0180	8/10/01	211000	1960	0	7	1998	3	5593	N	N	11506 SE 319TH ST
11	745740	0250	7/11/02	235000	1990	0	7	1999	3	5577	N	N	31521 113TH AV SE

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**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	745740	0390	8/13/01	237995	1990	0	7	1999	3	7670	N	N	31416 113TH AV SE
11	920690	0130	7/10/02	243000	2010	0	7	1994	3	7112	N	N	31635 110TH PL SE
11	745740	0010	5/7/01	224500	2030	0	7	1999	3	7279	N	N	11324 SE 314TH PL
11	745740	0030	9/21/01	219950	2030	0	7	1999	3	6380	N	N	11308 SE 314TH PL
11	920690	0040	7/11/01	218000	2050	0	7	1994	3	10246	N	N	11102 SE 316TH PL
11	920690	0080	10/15/01	225000	2080	0	7	1994	3	8197	N	N	11010 SE 316TH PL
11	920690	0170	6/1/01	243200	2220	0	7	1994	3	9533	N	N	31657 110TH PL SE
11	332680	0350	11/5/02	205000	1000	430	8	1985	3	7200	N	N	11521 SE 321ST PL
11	332680	0380	2/25/02	212000	1000	730	8	1984	3	7332	N	N	11533 SE 321ST PL
11	332702	0070	12/2/02	199500	1040	420	8	1978	3	7500	N	N	11246 SE 321ST PL
11	332702	0050	7/11/02	201000	1080	620	8	1978	3	7500	N	N	11236 SE 321ST PL
11	332702	0210	9/6/01	179950	1160	330	8	1978	3	7500	N	N	11252 SE 322ND ST
11	168250	0290	3/27/02	183000	1170	390	8	1982	3	7125	N	N	11822 SE 322ND ST
11	332680	0450	11/21/01	177000	1180	290	8	1985	3	7200	N	N	32134 115TH AV SE
11	332680	0370	11/29/01	215000	1200	800	8	1985	3	7200	N	N	11529 SE 321ST PL
11	168250	0080	7/23/02	202000	1220	960	8	1980	3	7310	N	N	11711 SE 322ND ST
11	332680	0150	3/19/02	217500	1220	0	8	1983	3	7236	N	N	11513 SE 320TH PL
11	332701	0260	9/24/01	194995	1220	800	8	1977	3	7500	N	N	11233 SE 324TH ST
11	713796	0100	1/21/02	216000	1310	630	8	1994	3	7664	N	N	30613 128TH PL SE
11	713795	0300	10/14/02	218000	1320	590	8	1993	3	6263	N	N	12660 SE 307TH ST
11	178727	0040	6/3/02	224000	1328	710	8	2002	3	5308	N	N	31027 119TH AV SE
11	178727	0080	6/21/02	220000	1328	710	8	2002	3	7108	N	N	31092 119TH AV SE
11	332680	0310	2/14/01	192900	1330	420	8	1985	3	7254	N	N	11503 SE 321ST PL
11	332702	0020	7/12/01	163500	1330	0	8	1978	3	7210	N	N	11218 SE 321ST PL
11	332702	0090	8/10/01	172500	1330	0	8	1978	3	7700	N	N	11243 SE 321ST PL
11	168250	0350	3/12/01	185000	1350	450	8	1979	3	7222	N	N	32200 118TH AV SE
11	422197	0210	8/9/02	234950	1410	660	8	1990	3	7874	N	N	11559 SE 323RD PL
11	168250	0390	9/19/02	211000	1420	950	8	1981	3	7216	N	N	11716 SE 322ND ST
11	332701	0370	5/15/01	222000	1420	1000	8	1977	3	7500	N	N	11235 SE 325TH ST
11	168250	0160	8/20/01	180000	1440	0	8	1983	3	7210	N	N	11811 SE 322ND PL
11	332701	0220	2/16/01	180700	1450	0	8	1977	3	7650	N	N	11255 SE 324TH ST
11	332680	0440	11/22/02	187000	1460	0	8	1984	3	7229	N	N	32138 115TH AV SE

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**Area 62**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	713796	0110	10/17/02	234000	1490	550	8	1994	3	7140	N	N	30617 128TH PL SE
11	713796	0410	8/28/01	224950	1490	560	8	1994	3	7676	N	N	30602 128TH PL SE
11	320440	0180	4/1/02	214500	1520	0	8	2002	3	3873	N	N	11696 SE 308TH PL
11	381480	0020	5/29/02	229000	1532	0	8	2002	3	5880	N	N	11707 SE 310TH ST
11	320440	0040	7/2/02	222282	1570	0	8	2002	3	3109	N	N	11619 SW 308TH PL
11	713796	0370	9/16/01	220000	1660	0	8	1994	3	6825	N	N	30522 128TH PL SE
11	320440	0050	4/23/02	224900	1678	0	8	2002	3	3328	N	N	11625 SE 308TH PL
11	713796	0460	2/25/02	209000	1680	0	8	1994	3	6755	N	N	30410 128TH PL SE
11	320440	0190	2/22/02	207500	1710	0	8	2001	3	3297	N	N	11692 SE 308TH PL
11	381480	0010	5/22/02	223500	1740	0	8	2002	3	5881	N	N	11701 SE 310TH ST
11	381480	0030	7/10/02	229000	1740	0	8	2002	3	5939	N	N	11713 SE 310TH ST
11	178727	0010	5/20/02	241990	1754	923	8	2002	3	5753	N	N	31003 119TH AV SE
11	178727	0110	8/5/02	247990	1754	923	8	2002	3	5108	N	N	31080 119TH AV SE
11	178727	0160	6/14/02	242000	1754	923	8	2002	3	4679	N	N	31052 119TH AV SE
11	132197	0010	5/14/01	193950	1760	0	8	2001	3	4420	N	N	11534 SE 316TH PL
11	132197	0010	2/11/02	209000	1760	0	8	2001	3	4420	N	N	11534 SE 316TH PL
11	132197	0020	3/27/01	192450	1760	0	8	2001	3	4106	N	N	11528 SE 316TH PL
11	132197	0030	2/22/01	190950	1760	0	8	2001	3	4102	N	N	11522 SE 316TH PL
11	132197	0040	2/20/01	191050	1760	0	8	2001	3	4097	N	N	11516 SE 316TH PL
11	320440	0150	12/5/01	214300	1770	0	8	2001	3	5574	N	N	11687 SE 308TH PL
11	320440	0170	7/22/02	234900	1770	0	8	2001	3	6978	N	N	11695 SE 308TH PL
11	320440	0200	3/8/02	216500	1780	0	8	2001	3	4060	N	N	11688 SE 308TH PL
11	279860	0100	2/9/01	209000	1800	0	8	2001	3	11785	N	N	30438 101ST PL SE
11	381480	0040	3/28/02	230000	1802	0	8	2002	3	6005	N	N	31005 117TH PL SE
11	299100	0270	6/10/02	232500	1810	0	8	1997	3	6985	N	N	13067 SE 305TH PL
11	422197	0040	12/2/02	231900	1820	0	8	1990	3	9588	N	N	11546 SE 323RD PL
11	132197	0330	4/24/01	195950	1840	0	8	2001	3	5299	N	N	31610 115TH AV SE
11	713795	0150	5/3/02	227000	1860	0	8	1994	3	5933	N	N	12652 SE 306TH CT
11	713796	0450	3/14/02	227000	1860	0	8	1994	3	7017	N	N	30414 128TH PL SE
11	713795	0060	5/14/01	223950	1870	0	8	1992	3	6480	N	N	30509 127TH PL SE
11	809700	0220	8/1/01	197950	1870	0	8	1991	3	7219	N	N	31444 117TH PL SE
11	092105	9154	8/6/02	307000	1900	0	8	1973	4	91476	N	N	30931 132ND AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	332701	0210	3/1/02	202000	1940	0	8	1977	3	8500	N	N	11254 SE 324TH ST
11	299100	0340	3/9/01	208000	1950	0	8	1996	3	6332	N	N	13026 SE 305TH PL
11	279860	0120	6/7/01	205000	1960	0	8	1999	3	11798	N	N	30428 101ST PL SE
11	299100	0020	5/15/02	231000	2010	0	8	1996	3	6241	N	N	12943 SE 306TH CT
11	809700	0290	11/21/01	223900	2010	0	8	1992	3	7702	N	N	31402 117TH PL SE
11	745740	0270	8/1/01	195000	2020	0	8	1980	3	16694	N	N	31600 112TH AV SE
11	132197	0060	1/16/01	199950	2030	0	8	2001	3	4408	N	N	31590 115TH AV SE
11	279860	0030	4/16/02	232000	2030	0	8	1998	3	7313	N	N	30423 101ST AV SE
11	132197	0050	2/22/01	211856	2040	0	8	2001	3	4359	N	N	31596 115TH AV SE
11	132197	0220	8/16/01	203500	2040	0	8	2001	3	4845	N	N	31617 115TH AV SE
11	132197	0240	5/25/01	202950	2040	0	8	2001	3	4443	N	N	31605 115TH AV SE
11	132197	0260	6/7/01	204778	2040	0	8	2001	3	4637	N	N	31623 115TH AV SE
11	132197	0270	6/13/01	199950	2040	0	8	2001	3	4973	N	N	31631 115TH AV SE
11	132197	0280	5/21/01	213753	2040	0	8	2001	3	4051	N	N	31635 115TH AV SE
11	320440	0140	3/22/02	249500	2040	0	8	2001	3	7267	N	N	11683 SE 308TH PL
11	320440	0160	9/19/01	225000	2040	0	8	2001	3	6724	N	N	11691 SE 308TH PL
11	713797	0360	6/8/01	229950	2050	0	8	1995	3	6300	N	N	12830 SE 307TH PL
11	165731	0110	6/11/01	240000	2060	0	8	1993	3	8040	N	N	10305 SE 304TH PL
11	332702	0350	5/22/02	227000	2060	0	8	1977	3	7200	N	N	11250 SE 323RD ST
11	092105	9174	12/13/01	350000	2120	0	8	1985	3	151153	N	N	12813 SE 312TH ST
11	144611	0070	10/24/01	249950	2140	0	8	2001	3	8685	N	N	11242 SE 309TH ST
11	144611	0100	5/31/01	250000	2140	0	8	2001	3	7540	N	N	11229 SE 309TH ST
11	144611	0110	5/8/01	250000	2140	0	8	2001	3	7378	N	N	11223 SE 309TH ST
11	713796	0420	9/11/02	235000	2140	0	8	1994	3	8506	N	N	30516 128TH PL SE
11	947690	0060	5/16/02	239900	2140	0	8	1993	3	8852	N	N	31630 117TH AV SE
11	327608	0220	9/1/02	275000	2150	0	8	1997	3	18860	N	N	32704 110TH AV SE
11	713796	0040	6/20/02	243827	2170	0	8	1994	3	6432	N	N	30421 128TH PL SE
11	947690	0200	5/17/01	219950	2170	0	8	1993	3	6424	N	N	31603 117TH AV SE
11	132197	0310	5/10/01	210567	2190	0	8	2001	3	5158	N	N	31626 115TH AV SE
11	570920	0110	5/29/02	314000	2200	0	8	1968	3	43125	Y	N	11235 SE 327TH ST
11	713796	0290	4/10/01	235000	2220	0	8	1994	3	8044	N	N	12818 SE 306TH PL
11	332702	0160	1/3/02	208650	2230	0	8	1978	3	7500	N	N	11226 SE 322ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	178727	0050	4/24/02	228990	2236	0	8	2002	3	5373	N	N	31027 119TH AV SE
11	279860	0020	3/14/01	244900	2240	0	8	1998	3	7287	N	N	30419 101ST AV SE
11	745740	0110	8/30/01	195000	2240	0	8	1964	3	12679	N	N	31424 112TH AV SE
11	713795	0540	7/23/02	240000	2250	0	8	1994	3	8664	N	N	12699 SE 307TH ST
11	713795	0180	3/22/02	239950	2260	0	8	1994	3	6575	N	N	12665 SE 306TH CT
11	713797	0070	7/8/02	250000	2270	0	8	1996	3	7666	N	N	12944 SE 308TH PL
11	144611	0080	8/16/01	269000	2320	0	8	2001	3	12563	N	N	11241 SE 309TH ST
11	132197	0100	3/5/02	235000	2340	0	8	2001	3	4084	N	N	31572 115TH AV SE
11	132197	0230	3/14/01	214950	2340	0	8	2001	3	4015	N	N	31613 115TH AV SE
11	132197	0250	4/9/01	202015	2340	0	8	2001	3	4169	N	N	31627 115TH AV SE
11	132197	0290	3/6/01	219394	2340	0	8	2001	3	4564	N	N	31639 115TH AV SE
11	713797	0130	8/30/01	260000	2360	0	8	1995	3	8091	N	N	12903 SE 308TH PL
11	178727	0090	5/30/02	235990	2404	0	8	2002	3	4708	N	N	31088 119TH AV SE
11	178727	0120	3/18/02	251990	2404	0	8	2002	3	5156	N	N	31076 119TH AV SE
11	178727	0200	4/22/02	249000	2404	0	8	2002	3	5280	N	N	31010 119TH AV SE
11	713795	0590	8/18/01	226900	2430	0	8	1993	3	6208	N	N	30644 127TH PL SE
11	133070	0060	9/25/02	262000	2490	0	8	1991	3	8756	N	N	11314 SE 313TH PL
11	279860	0250	6/13/02	267000	2500	0	8	1997	3	12930	N	N	30416 101ST AV SE
11	333940	0357	8/7/02	275000	2520	0	8	1997	3	24480	N	N	30435 107TH AV SE
11	422197	0110	8/29/01	242000	2520	0	8	1990	3	7708	N	N	11512 SE 323RD PL
11	809700	0320	5/9/01	238000	2520	0	8	1993	3	9038	N	N	31425 117TH PL SE
11	132197	0300	4/21/01	233600	2550	0	8	2001	3	5159	N	N	31643 115TH AV SE
11	132197	0320	4/3/01	229950	2550	0	8	2001	3	5212	N	N	31620 115TH AV SE
11	713795	0550	8/22/02	273950	2580	0	8	1993	3	7533	N	N	12713 SE 307TH PL
11	713797	0250	4/15/02	220000	2580	0	8	1995	3	9259	N	N	12909 SE 309TH PL
11	713797	0250	11/22/02	235500	2580	0	8	1995	3	9259	N	N	12909 SE 309TH PL
11	133070	0010	7/13/01	279000	2660	0	8	1991	3	10892	N	N	11208 SE 313TH PL
11	092105	9087	9/24/01	410000	2700	1000	8	1988	3	49222	N	N	30515 124TH AV SE
11	713795	0560	6/18/01	265000	2720	0	8	1992	3	10008	N	N	12719 SE 307TH PL
11	178727	0210	2/25/02	260000	2754	0	8	2002	3	5665	N	N	31004 119TH AV SE
11	178727	0020	6/24/02	251990	2802	0	8	2002	3	5350	N	N	31009 119TH AV SE
11	279860	0040	7/19/02	261850	2840	0	8	1998	3	7700	N	N	30427 101ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	279860	0290	12/31/01	269950	2840	0	8	1998	3	8843	N	N	30434 101ST AV SE
11	279860	0140	9/11/01	315000	3110	0	8	1998	3	12131	N	N	10132 SE 304TH PL
11	333940	0354	12/12/01	340000	2670	0	9	2001	3	9817	Y	N	30411 108TH AV SE
11	333940	0361	3/12/02	306400	2720	0	9	2001	3	7447	Y	N	30423 108TH AV SE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	022790	0030	08/02	389950	%Compl ActivePermitBeforeSale>25K
10	022790	0070	09/01	470000	Diagnostic Outlier
10	032105	9038	05/02	160000	Diagnostic Outlier
10	032105	9087	01/02	344000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
10	032105	9152	06/02	200000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	032105	9163	05/01	545000	Diagnostic Outlier
10	042105	9002	03/02	250000	Diagnostic Outlier
10	042105	9022	07/02	2491	DORRatio
10	042105	9023	08/01	700000	Sale to Developer
10	042105	9045	05/02	100000	NON-REPRESENTATIVE SALE
10	052105	9105	08/02	168500	Diagnostic Outlier
10	052105	9166	02/01	78500	STATEMENT TO DOR DORRatio
10	125220	0010	10/02	340000	%Compl ActivePermitBeforeSale>25K
10	125220	0040	08/02	276950	%Compl ActivePermitBeforeSale>25K
10	140290	0430	02/02	244000	RELOCATION - SALE TO SERVICE
10	140295	0060	09/02	244700	%Compl ActivePermitBeforeSale>25K
10	140295	0080	09/02	244700	%Compl ActivePermitBeforeSale>25K
10	140295	0110	08/02	227950	%Compl ActivePermitBeforeSale>25K
10	140295	0170	10/02	225950	%Compl ActivePermitBeforeSale>25K
10	140295	0180	10/02	261447	%Compl ActivePermitBeforeSale>25K
10	140295	0190	09/02	246144	%Compl ActivePermitBeforeSale>25K
10	140295	0200	10/02	232950	%Compl ActivePermitBeforeSale>25K
10	140295	0210	10/02	241012	%Compl ActivePermitBeforeSale>25K
10	184140	0110	05/01	160772	QUIT CLAIM DEED
10	184140	0300	02/02	158000	QUIT CLAIM DEED
10	186500	0130	09/02	334950	%Compl ActivePermitBeforeSale>25K
10	186500	0150	09/02	322950	%Compl ActivePermitBeforeSale>25K
10	186500	0170	11/02	332743	%Compl ActivePermitBeforeSale>25K
10	200550	0060	02/01	119900	QUESTIONABLE PER SALES IDENTIFICATION
10	200550	0070	03/01	129900	BANKRUPTCY - RECEIVER OR TRUSTEE
10	200550	0120	08/02	189950	Diagnostic Outlier
10	200560	0210	12/01	120000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	200570	0130	04/02	97500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	200570	0190	11/01	137000	Diagnostic Outlier
10	211100	0620	11/02	325000	Diagnostic Outlier
10	211101	0010	10/02	282995	%Compl Prevlmp<=10K DORRatio
10	211101	0020	10/02	325521	%Compl ActivePermitBeforeSale>25K
10	211101	0180	08/02	343104	%Compl ActivePermitBeforeSale>25K
10	211101	0190	08/02	240196	%Compl Obsol ActivePermitBeforeSale>25K
10	211101	0210	09/02	290481	%Compl ActivePermitBeforeSale>25K
10	211101	0220	09/02	264170	%Compl ActivePermitBeforeSale>25K
10	211101	0270	10/02	348875	%Compl Prevlmp<=10K DORRatio
10	211101	0280	10/02	290088	%Compl ActivePermitBeforeSale>25K
10	211101	0290	09/02	341357	%Compl ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	211101	0310	08/02	314175	%Compl ActivePermitBeforeSale>25K
10	211101	0320	10/02	302643	%Compl ActivePermitBeforeSale>25K
10	211101	0350	09/02	274908	%Compl
10	211101	0400	08/02	235270	%Compl ActivePermitBeforeSale>25K
10	211101	0420	04/02	238037	ActivePermitBeforeSale>25K
10	211101	0590	09/02	293092	%Compl ActivePermitBeforeSale>25K
10	211101	0760	10/02	299504	%Compl ActivePermitBeforeSale>25K
10	211101	1010	09/02	306000	%Compl ActivePermitBeforeSale>25K
10	221240	0190	03/02	150000	Diagnostic Outlier
10	221260	0100	07/01	316000	Diagnostic Outlier
10	221260	0290	04/01	189950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	221260	0370	07/01	166250	BANKRUPTCY - RECEIVER OR TRUSTEE
10	237930	0140	07/02	242750	%Compl ActivePermitBeforeSale>25K
10	282205	9063	03/02	119000	QUESTIONABLE PER SALES IDENTIFICATION DORRatio
10	322205	9021	10/01	305000	Obsol
10	322205	9051	06/01	206000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	322205	9094	02/01	425000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	322205	9096	11/02	753118	%Compl ActivePermitBeforeSale>25K
10	322205	9121	02/02	839950	%Compl DORRatio ActivePermitBeforeSale>25K
10	322205	9149	01/02	185000	DORRatio
10	332205	9086	10/01	360000	Diagnostic Outlier
10	342205	9017	10/01	150000	Diagnostic Outlier
10	342205	9030	10/02	49902	DORRatio
10	342205	9037	11/02	521500	Diagnostic Outlier
10	342205	9037	11/02	2309500	DORRatio
10	342205	9061	03/01	215000	Diagnostic Outlier
10	342205	9116	08/01	28500	DORRatio
10	342205	9160	09/02	231950	Diagnostic Outlier
10	342205	9170	05/01	295000	Diagnostic Outlier
10	352205	9183	04/01	128500	QUESTIONABLE PER SALES IDENTIFICATION
10	352205	9203	05/01	81950	%Compl DORRatio
10	352205	9214	02/02	369900	Diagnostic Outlier
10	354600	0610	10/01	139000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	377500	0080	01/01	92812	PARTIAL INTEREST (103, 102, Etc.) DORRatio
10	383062	0110	06/02	84801	DORRatio
10	383062	0330	11/02	146000	Obsol
10	383063	0180	06/02	198000	RELOCATION - SALE BY SERVICE
10	383063	0180	06/02	198000	RELOCATION - SALE TO SERVICE
10	383064	0170	06/01	196950	RELOCATION - SALE TO SERVICE
10	387676	0100	11/02	223799	RELATED PARTY, FRIEND, OR NEIGHBOR
10	387676	0180	04/01	193500	RELOCATION - SALE BY SERVICE
10	387676	0180	04/01	193500	RELOCATION - SALE TO SERVICE
10	387676	0650	08/01	179990	RELOCATION - SALE BY SERVICE
10	387676	0650	07/01	179990	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 62**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	436320	0190	07/02	227900	RELOCATION - SALE BY SERVICE
10	436320	0190	07/02	236000	RELOCATION - SALE TO SERVICE
10	436320	0290	06/01	205950	STATEMENT TO DOR
10	546610	0150	04/02	170000	Diagnostic Outlier
10	546640	0450	02/01	172000	Diagnostic Outlier
10	546641	0680	11/02	112779	DORRatio
10	546642	0350	05/02	217500	RELOCATION - SALE BY SERVICE
10	546642	0350	04/02	207500	RELOCATION - SALE TO SERVICE
10	546860	0060	12/02	251900	%Compl ActivePermitBeforeSale>25K
10	546860	0080	09/02	244900	%Compl ActivePermitBeforeSale>25K
10	546860	0120	11/02	244900	%Compl ActivePermitBeforeSale>25K
10	600451	0150	06/01	249950	RELOCATION - SALE BY SERVICE
10	600451	0150	06/01	249950	RELOCATION - SALE TO SERVICE
10	660035	0200	10/01	155000	Diagnostic Outlier
10	664850	0090	03/02	92237	RELATED PARTY, FRIEND, OR NEIGHBOR
10	664850	0630	12/02	200000	RELOCATION - SALE TO SERVICE
10	730040	0440	10/01	263500	RELOCATION - SALE BY SERVICE
10	730040	0440	09/01	263500	RELOCATION - SALE TO SERVICE
10	730040	0620	06/01	285000	RELOCATION - SALE BY SERVICE
10	730040	0620	04/01	285000	RELOCATION - SALE TO SERVICE
10	730041	0100	07/01	295000	RELOCATION - SALE BY SERVICE
10	730041	0100	07/01	295000	RELOCATION - SALE TO SERVICE
10	786700	0010	10/02	199500	Diagnostic Outlier
10	786700	0030	02/01	320000	Diagnostic Outlier
10	786700	0040	06/02	494000	MULTI-PARCEL SALE
10	788580	0110	08/02	283250	%Compl ActivePermitBeforeSale>25K
10	788580	0150	11/02	232950	%Compl ActivePermitBeforeSale>25K
10	788580	0190	11/02	233500	%Compl ActivePermitBeforeSale>25K
10	788580	0200	10/02	239950	%Compl ActivePermitBeforeSale>25K
10	788580	1240	08/02	304933	Diagnostic Outlier
10	788580	1250	11/02	311778	%Compl ActivePermitBeforeSale>25K
10	788580	1350	06/02	299950	ActivePermitBeforeSale>25K
10	788580	1360	08/02	238600	%Compl ActivePermitBeforeSale>25K
10	788580	1460	10/02	247000	%Compl ActivePermitBeforeSale>25K
10	809140	0010	03/02	41666	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
10	809140	0450	09/02	180000	RELOCATION - SALE TO SERVICE
10	809141	0760	06/02	199900	RELATED PARTY, FRIEND, OR NEIGHBOR
10	809141	0800	02/01	199888	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	813350	0030	09/02	307500	%Compl Obsol ActivePermitBeforeSale>25K
10	813350	0050	08/02	304900	%Compl Obsol ActivePermitBeforeSale>25K
10	813350	0160	10/02	300400	%Compl ActivePermitBeforeSale>25K
10	870010	0300	07/02	195000	RELOCATION - SALE BY SERVICE
10	870010	0300	07/02	195000	RELOCATION - SALE TO SERVICE
10	883040	0110	11/01	120000	Diagnostic Outlier

***Improved Sales Removed from this Annual Update Analysis***

**Area 62**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	883040	0111	08/01	173333	PARTIAL INTEREST (103, 102, Etc.) DORRatio
10	883040	0116	01/02	50000	DORRatio
10	894670	0080	10/02	317295	%Compl ActivePermitBeforeSale>25K
10	894670	0120	12/01	189000	Diagnostic Outlier
10	894670	0140	11/02	306000	%Compl ActivePermitBeforeSale>25K
10	894670	0200	09/02	316000	%Compl ActivePermitBeforeSale>25K
11	030310	0120	09/01	107067	PARTIAL INTEREST (103, 102, Etc.); DORRatio
11	082105	9014	11/02	207950	Diagnostic Outlier
11	092105	9016	07/02	13000	DORRatio
11	092105	9045	06/01	318500	Diagnostic Outlier
11	092105	9070	11/02	896000	UnFinArea
11	092105	9070	05/02	175000	UnFinArea DORRatio
11	092105	9148	12/02	205000	WRONG PARCEL
11	092105	9209	10/02	404950	Diagnostic Outlier
11	178727	0130	10/02	247000	%Compl ActivePermitBeforeSale>25K
11	214128	0030	01/02	174950	RELOCATION - SALE BY SERVICE
11	214128	0030	01/02	174950	RELOCATION - SALE TO SERVICE
11	214128	0100	06/01	228350	RELOCATION - SALE BY SERVICE
11	214128	0100	06/01	228350	RELOCATION - SALE TO SERVICE
11	299100	0210	12/02	72869	DORRatio
11	320440	0020	10/02	220000	%Compl ActivePermitBeforeSale>25K
11	320440	0030	10/02	224900	%Compl ActivePermitBeforeSale>25K
11	320440	0210	08/02	245500	%Compl
11	320440	0220	09/02	230719	%Compl ActivePermitBeforeSale>25K
11	320440	0230	10/02	231000	%Compl ActivePermitBeforeSale>25K
11	332680	0580	11/02	35333	DORRatio
11	332701	0130	09/01	149083	BANKRUPTCY - RECEIVER OR TRUSTEE
11	332701	0270	08/01	186000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	332790	0040	03/01	145150	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	333940	0016	08/02	248000	RELOCATION - SALE TO SERVICE
11	333940	0221	10/01	295000	MOBILE HOME
11	333940	0348	12/02	304000	Diagnostic Outlier
11	333940	0357	08/02	275000	RELOCATION - SALE TO SERVICE
11	333940	0362	06/01	335000	Diagnostic Outlier
11	333940	0465	03/02	228000	Diagnostic Outlier
11	333940	0520	03/01	185000	Diagnostic Outlier
11	333940	0685	09/01	198000	Obsol
11	333940	0688	12/01	370000	Diagnostic Outlier
11	334100	0087	05/02	91000	Diagnostic Oultier
11	381480	0060	10/02	236900	%Compl ActivePermitBeforeSale>25K
11	381480	0130	10/02	241000	%Compl ActivePermitBeforeSale>25K
11	423940	0270	11/01	111456	EXEMPT FROM EXCISE TAX
11	423940	0420	11/02	67000	Diagnostic Outlier
11	423940	0600	05/01	117000	Diagnostic Outlier

***Improved Sales Removed from this Annual Update Analysis***

**Area 62**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
11	423940	0680	02/02	68176	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	423940	0750	03/02	77000	NON-REPRESENTATIVE SALE
11	423940	0960	03/01	82000	NON-REPRESENTATIVE SALE
11	423940	1130	09/01	109950	Diagnostic Outlier
11	423941	0660	03/01	125300	UnFinArea
11	571400	0280	11/01	185000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	713795	0520	09/01	239999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	713796	0210	01/01	234500	RELOCATION - SALE BY SERVICE
11	713796	0210	01/01	234500	RELOCATION - SALE TO SERVICE
11	713797	0010	04/02	219000	RELOCATION - SALE BY SERVICE
11	713797	0010	04/02	219000	RELOCATION - SALE TO SERVICE
11	745740	0170	01/01	208927	ActivePermitBeforeSale>25K
11	745740	0200	03/01	230000	ImpCount
11	807852	0330	09/02	167447	BANKRUPTCY - RECEIVER OR TRUSTEE
11	807852	0330	09/02	167447	GOVERNMENT AGENCY
11	809700	0010	09/01	185073	BANKRUPTCY - RECEIVER OR TRUSTEE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
10	016300	0010	8/12/02	75000	6093	N	N
10	016300	0130	7/24/02	75000	6000	N	N
10	032105	9044	11/20/01	180000	199504	N	N
10	032105	9097	4/3/01	160000	217800	N	N
10	052105	9172	9/19/02	225000	69597	N	N
10	221240	0110	1/17/02	44000	13300	N	N
10	221260	0010	11/19/02	40000	17220	N	N
10	221260	0130	9/23/02	50000	37465	Y	N
10	221260	0400	5/8/02	55000	11000	Y	N
10	237930	0030	5/30/01	75000	5825	N	N
10	237930	0200	9/27/01	75000	6023	N	N
10	237930	0270	11/26/01	75000	5720	N	N
10	322205	9034	10/12/01	210000	144184	N	N
10	342205	9116	4/10/02	55000	16444	N	N
10	342205	9149	10/29/01	350000	260053	N	N
10	546620	0110	11/22/02	60000	10206	N	N
11	102105	9092	6/13/01	87000	63595	Y	N
11	102105	9092	9/27/01	87000	63595	Y	N
11	327608	0040	8/21/02	192500	23556	Y	N
11	333940	0687	3/28/02	77000	29925	Y	N
11	333940	0692	8/27/02	68500	18720	Y	N
11	333940	0693	8/23/02	85000	29574	Y	N
11	334100	0140	1/31/02	55000	9497	Y	Y
11	334100	0145	7/3/01	63000	9919	Y	Y
11	381480	0060	5/9/02	72000	5400	N	N
11	381480	0130	5/29/02	72000	5580	N	N
11	381480	0210	5/23/02	72000	5740	N	N
11	381480	0300	8/27/02	68700	11897	N	N
11	793900	0040	11/8/02	190000	15400	Y	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	016300	0010	8/8/02	300000	Multi-parcel sale; 4 lots
10	016300	0060	10/25/02	923000	Improved sale, house not picked up yet
10	042105	9011	4/9/01	933000	Sale included building
10	042105	9020	6/25/02	500000	Sale to developer
10	052105	9122	11/7/02	190000	Related Parties
10	140295	0150	12/2/02	244700	Improved sale, house not picked up yet
10	140295	0160	12/16/02	225950	Improved sale, house not picked up yet
10	140295	0250	11/18/02	261950	Improved sale, house not picked up yet
10	140295	0260	11/5/02	249950	Improved sale, house not picked up yet
10	140295	0280	12/13/02	272950	Improved sale, house not picked up yet
10	140295	0310	11/27/02	231950	Improved sale, house not picked up yet
10	211101	0030	11/18/02	324022	Improved sale, house not picked up yet
10	211101	0040	12/13/02	249820	Improved sale, house not picked up yet
10	211101	0050	11/22/02	215124	Improved sale, house not picked up yet
10	211101	0060	11/14/02	259817	Improved sale, house not picked up yet
10	211101	0070	12/6/02	299400	Improved sale, house not picked up yet
10	211101	0080	10/25/02	287940	Improved sale, house not picked up yet
10	211101	0090	12/3/02	316065	Improved sale, house not picked up yet
10	211101	0170	12/19/02	240255	Improved sale, house not picked up yet
10	211101	0440	10/30/02	273548	Improved sale, house not picked up yet
10	211101	0450	11/6/02	277772	Improved sale, house not picked up yet
10	211101	0460	11/7/02	258763	Improved sale, house not picked up yet
10	211101	0730	11/4/02	272357	Improved sale, house not picked up yet
10	211101	0960	12/2/02	238589	Improved sale, house not picked up yet
10	237930	0160	11/21/02	234000	Improved sale, house not picked up yet
10	256950	0240	8/31/01	8000	DORRatio
10	546620	0110	1/16/02	47500	NON REPRESENTATIVE SALE
10	546620	0110	11/30/01	20000	DORRatio
10	546860	0130	8/1/02	68000	Can't confirm what the problem is
10	788580	0210	9/13/02	341967	Improved sale, house not picked up yet
10	788580	0240	8/23/02	150000	Multi-parcel sale; 2 lots
11	072105	9045	4/26/01	120000	SEGREGATION AND/OR MERGER
11	092105	9033	7/12/02	107500	DORRatio
11	144611	0090	8/12/02	252000	Improved sale, house not picked up yet
11	144611	0120	7/2/02	277250	Improved sale, house not picked up yet
11	333940	0315	1/15/02	65000	DORRatio
11	333940	0689	12/19/01	5000	DORRatio
11	334100	0040	12/4/02	3200	DORRatio
11	381480	0050	5/14/02	83140	Partial Interest
11	381480	0250	5/28/02	84565	Corporate Affiliates
11	381480	0260	5/28/02	82924	Corporate Affiliates
11	381480	0270	5/14/02	85258	Partial Interest